



## *City of Freeport, Illinois*

**GEORGE GAULRAPP**  
MAYOR

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November 30, 2012

Mr. Don West  
Environmental Management Support, Inc.  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910

Ms. Deborah Orr  
EPA Region V  
77 West Jackson Boulevard  
Chicago, IL 60604-3507

Dear Mr. West and Ms. Orr:

The City of Freeport is pleased to submit its application to the USEPA for a \$200,000 Cleanup Grant (hazardous substances) for the Album Street Corridor Site A. Freeport is a small city with a population 25,638. We are situated in Stephenson County in northwest Illinois, with a substantial concentration of historically industrial brownfield properties in and around our downtown and riverfront.

USEPA has been a key partner as we have assessed, cleaned up, and redeveloped brownfields. USEPA has assisted with emergency response and time critical removal actions and has awarded the City four prior Assessment grants and six Cleanup grants, of which we have demonstrated careful stewardship.

The City's **East Side** is our primary brownfields priority. This neighborhood is home to several historically industrial properties along the Pecatonica River. Both the City and East Side residents share a concern about the impact of these sites on the health of residents and the river. Our 2004 USEPA Brownfields Assessment Grant funded a Phase I ESA and Brownfields Prioritization. That Phase I examined 393 parcels of land; RECs were found on 39, including the Album Street Corridor Site A. Based on prioritization of sites with neighborhood residents, this site was ranked as the top priority for further assessment and cleanup. Using funding from our 2008 Hazardous Substances Assessment Grant, we completed a Phase II ESA, entered the site in the Illinois Site Remediation Program, and updated the Phase I ESA. The City of Freeport acquired the title to the property in November 2011.

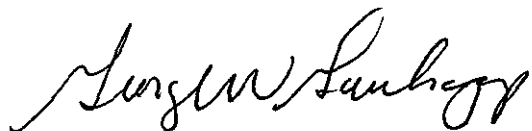
This site has both groundwater and source soil contamination by VOCs, SVOCs, metals, and PCBs. Because it is situated in an area hard hit with poverty and unemployment, populated by a high percentage of minority residents, and situated in a FEMA regulatory floodway, we consider the cleanup of this property an important environmental justice priority.

### Project Overview

Applicant Identification	City of Freeport, 524 West Stephenson Street, Suite 330, Freeport, Illinois 61032 DUNS #095297198
Funding Request	\$200,000 Hazardous Substances Cleanup Grant
Location served	City of Freeport, Illinois
Property Name and Site Address	Album Street Corridor Site A, Lots 6 and 7, Block 8, Lichtenberger's Addition, Freeport, Illinois (formerly addressed 129 South Hancock Avenue and 117 South Hancock Avenue, respectively), City of Freeport, Stephenson County, Illinois 61032
Project Director	Shelly Griswold, Community Development Director, 524 West Stephenson Street, Suite 330, Freeport, IL 61032; Phone (815) 235-8202; Fax (815) 599-5819; <a href="mailto:sgriswold@cityoffreeport.org">sgriswold@cityoffreeport.org</a>
Chief Executive	George Gaulrapp, Mayor, 524 West Stephenson Street, Suite 330, Freeport, IL 61032; Phone (815) 235-8200; Fax (815) 599-5819; <a href="mailto:freeportmayor@cityoffreeport.org">freeportmayor@cityoffreeport.org</a>
Submittal Date	November 30, 2012
Project Period	October 1, 2013 – September 30, 2016
Population	25,638 (U.S. Census 2010)
Other	The City of Freeport is not a federally recognized tribe, recognized Empowerment Zone/Enterprise Community, or federally recognized Renewal Community
Special Considerations	Please see attached Special Considerations Checklist

We look forward to working with USEPA on the critical next stage of this project. Please do not hesitate to contact me with any questions regarding Freeport's Brownfields Initiative. I greatly appreciate your support and consideration for this 2013 USEPA Community-wide Hazardous Substances Cleanup Grant proposal.

Sincerely,



George W. Gaulrapp, Mayor  
City of Freeport, Illinois

## RANKING CRITERIA

### 1. Community Need

**1.a. Health, Welfare, and Environment.** Freeport is a community of 25,638 residents<sup>1</sup> with a history of industrial activity dating back to the mid-19<sup>th</sup> century, including plating operations, vulcanizing plants, foundries, coal gasification plants, and more. Most of these industrial operations are now closed, leaving a legacy of aging buildings and environmental contamination. The brownfield sites which remain have negatively impacted our environment, including the release of contaminants like volatile organic compounds, solvents and degreasers, semi-volatile compounds such as polynuclear aromatic hydrocarbons, heavy metals and the presence of asbestos and lead paint in vacant buildings. Abandoned buildings have created blight, enabled vandalism, and stand as reminders of lost neighborhood vitality, leading to disinvestment and limiting development opportunities.

***Cumulative Effect of Brownfields on the Third Ward.*** Although the negative impacts of brownfields affect residents throughout Freeport, the most significant direct impact is experienced closest to the riverfront brownfield sites in our target area: the City's Third Ward, which contains the largest number of brownfield sites in the City. Freeport has been engaged in a Comprehensive Brownfield Initiative since 1999 when we were awarded our first USEPA Pilot Assessment Grant. Since that time, we have undertaken area-wide Phase I Environmental Site Assessments on sites throughout the Third Ward in a number of neighborhoods and redevelopment subareas. To date, 514 parcels, totaling approximately 171 acres, have been assessed, and Recognized Environmental Conditions (RECs) have been identified at 121 of these parcels.

This Cleanup grant proposal is focused on remediation of one of the top priority sites in the Third Ward's East Side neighborhood: Album Street Corridor Site A (ASC Site A). The East Side is located east of the Pecatonica River in a federally designated floodway, limiting redevelopment opportunities and significantly reducing residents' ability to invest in property improvements, compounding brownfield redevelopment challenges. East Side brownfield sites include current/former industrial operations for foundries, plating, galvanizing, asphalt paving, machining, metal casting, and coal gasification.

The ASC Site A, along with two other sites along the Album Street Corridor for which we are also applying for EPA Cleanup Grants, are located along the route of a proposed regional bicycle trail. The properties on this city block have several historic operations with recognized environmental conditions that will require remediation, including a kerosene vapor lamp manufacturing facility, auto repair operations, and a plating company, which started at the corner of South Hancock Avenue and East Album Street and eventually expanded to occupy the entire block, including this site. In addition, there are pad mounted electrical transformers located on the property along the East Jackson right of way that will also require cleanup.

***Sensitive Populations.*** The Third Ward includes significantly high concentrations of populations most sensitive to brownfield impacts (see Table 1 in Section 1b).<sup>2</sup> Specifically:

- ***Children:*** The Third Ward is home to 907 children under 18 and 287 under five—a 26% higher concentration of children under five compared to the State or U.S. Young children playing outside at Taylor Park Elementary School (235 students) and the adjacent park (both within a few blocks of the cleanup site), the public basketball court, and the Boys & Girls Club are particularly susceptible to ingestion and inhalation of contaminated soil.
- ***Pregnant Women:*** The Third Ward is home to 734 women of child-bearing age, a 16% higher concentration than City-wide.

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<sup>1</sup> 2010 U.S. Decennial Census. Available: <http://www.factfinder.census.gov>

<sup>2</sup> Unless otherwise noted, the demographic statistics throughout this "Sensitive Populations" section are from the 2010 U.S. Decennial Census.

- *Minority Populations:* The Third Ward has *over twice* the concentration of minority population compared to the City as a whole, reflecting its history as the City’s original settlement area for African Americans.
- *Low-income Populations:* The Third Ward poverty rate of 35% is over 1.5 times that of the City and double the State and national rates. Poverty affects single mothers and African Americans (both concentrated in the Third Ward) even more profoundly. Sixty-six percent of single mothers with children and 45% of black residents live below the poverty line in Stephenson County<sup>3</sup> (see Section 1b).

***Brownfield Impacts on the Health, Welfare and Environment.*** Brownfields in the Third Ward have substantial impacts on the health and welfare of Third Ward residents and the environment, illuminating significant environmental justice issues. Specific impacts include:

- *Ingestion/Inhalation of Contaminated Material.* Potential ingestion, inhalation, and dermal contact with contaminated soil pose a public health risk, especially to children. In fact, the City’s Brownfields program was first established 13 years ago when two local boys contaminated themselves and their homes with mercury after playing with thermometers and thermostats collected from the abandoned Rawleigh Complex in the Third Ward. Moreover, as a part of the historic central City, the Third Ward contains homes built prior to 1978, which are at the highest risk of containing lead-based paint. In 2010, the percentage of children tested with elevated lead levels in Stephenson County was nearly 2.5 times the percentage of children with elevated levels in Illinois.<sup>4</sup>
- *Impacts to Groundwater.* Brownfield contamination has impacted public water supply wells in our target area, causing the City to invoke a groundwater use ordinance to prevent use of this as potable water.
- *Impacts to Surface Water.* Brownfields also endanger the health of the Pecatonica River, in the center of our brownfield target areas area and just a block away from this cleanup site, which is threatened by the migration of brownfield contamination due to the fragile hydrogeological setting of a shallow aquifer within sands and gravels. Impacts to the river have been evidenced over the past decade in various brownfield site cleanups, uncovering contamination from battery waste, petroleum, historic dumping, and plating operations. The Pecatonica River corridor exhibits some of the most extensive riparian wetland communities remaining in northern Illinois, and yet the State has identified 88% of the river as being impaired.<sup>5</sup> Moreover, the presence of abandoned, overgrown brownfield sites along the river greatly restricts views and access to a precious natural and recreational asset.
- *Neighborhood Safety and Disinvestment.* The concentration of abandoned, potentially contaminated sites has caused substantial disinvestment and decline throughout the Third Ward. Thirty-seven percent of Third Ward residents feel their neighborhood is unsafe most of the time.<sup>6</sup> The housing vacancy rate of 25% in the Third Ward, compared to a rate of 13.6% for the City as a whole and 10.2% for the State of Illinois, further demonstrates disinvestment. Degraded infrastructure is also a priority concern of residents. A 2006 East Side infrastructure survey identified that 60% of streets north of Stephenson Street (the main east-west thoroughfare dividing the East Side) are without any, or in need of, new curbs and gutters. The survey also showed that streets south of Stephenson on the East Side are aging and of a “rural character.” As mentioned previously, the FEMA floodway designation on the East Side also dramatically impacts investment opportunities.
- *Resident Health.* In addition to direct health impacts (ingestion and inhalation of contaminated materials and water), brownfields in the Third Ward contribute to several other threats to resident health. The health concerns of minority and low-income residents are a serious environmental justice issue, since the Third

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<sup>3</sup> U.S. Census American Community Survey, 2006-2010, available: <http://www.factfinder.census.gov>

<sup>4</sup> Illinois Department of Health. *Illinois Lead Program Annual Surveillance Report*. 2010

<sup>5</sup> Illinois Department of Natural Resources. *Critical Trends in Illinois Ecosystems*. 2001

<sup>6</sup> Third Ward Healthy Neighborhoods Report, City of Freeport, 2012

Ward includes a much higher concentration of these residents than the City or County as a whole. One of the highest county-wide health concerns is the premature death rate for black residents—52.6%, compared to 18.5% for whites. This percentage increases to a staggering 73.0% for black males. Moreover, the cancer death rate for African Americans is 27.7% higher than the rate for whites. In the interest of more thoroughly understanding and addressing Third Ward health concerns, the City used USEPA Brownfield grant funding to partner with the Stephenson County Health Department to study resident and neighborhood health in the Third Ward. This study revealed a number of striking findings. 18.5% of Third Ward residents have no access to health care (beyond the ER). In fact, 28% of minority residents reported not receiving needed medical care, and 53% reported not receiving needed dental care in 2010. Asthma was the highest identified health concern – affecting 17% of survey respondents. The Third Ward is both a parks desert and a food desert: 1,936 / 56% of residents in Census Tract 8 live more than one mile from a grocery store.<sup>7</sup>

The table below shows health risks associated with the contaminants found on the ASC Site A during environmental assessment activities. A number of the contaminants (benzene, chromium, arsenic, cadmium) are carcinogenic, and even more (PCE, TCE, selenium, nickel, PCBs) are anticipated to be carcinogenic. Each of the major organ systems are potentially impacted by the contaminants found on this property. This data supports the ranking of this site as the number one priority brownfield site on the City's East Side and supports the need for brownfields cleanup funding to rid the site of the contaminants and potential health risks associated with them.

**Table 1: Health Risks from Album Street Corridor Site A**

	1,2,2-TCA	TCE	1,2-DCE	Mercury	Antimony	Arsenic	Copper	Cyanide
Carcinogen?	N	A	N	N	N	Y	N	N
Target Organs								
Dermal						X		X
Developmental		X		X				
Hepatic	X		X			X	X	
Neurological	X	X		X		X		X
Respiratory					X	X		
Cardiovascular			X		X			
Hematological			X				X	
Gastrointestinal				X		X	X	
Ocular				X				
Renal				X				
Reproductive								X

A = Anticipated

**1.b. Financial Need.** Our Brownfields Initiative was established 14 years ago to stimulate reinvestment and economic growth in the area of our City with the greatest economic need. The following key economic conditions point to Freeport's heightened need to leverage brownfield funding.

***Struggling to Adapt to the Global Economy.*** As a somewhat isolated, rural, Midwest “rustbelt” community heavily reliant on the manufacturing sector, Freeport is a prime example of a “Caught in the Middle” community, as characterized by noted author Richard Longworth. Population in the City has been slightly declining, down 3% between 2000 and 2010. The City has lost 1,219 manufacturing jobs since 2000, and Stephenson County lost over 3,300 manufacturing jobs in the last 15 years, accelerated during the Great

<sup>7</sup> Food Desert analysis conducted through: City of Freeport, Illinois. Food Enterprise Center Preliminary Business Plan. June 2012.

Recession.<sup>8</sup> Major employer Honeywell laid off 148 workers in 2009, and in 2012, the national spotlight shined on Freeport as 144 American high-skilled manufacturing jobs at the Freeport Sensata plant will be eliminated next month and sent overseas. Despite global economic shifts, manufacturing continues to be Freeport's primary industry, accounting for 29% of employed workers, far greater than the State (16%) or U.S. (14%).

The impact of the job losses are felt County-wide and beyond, but have been felt acutely by Third Ward residents since manufacturers began closing their doors three decades ago. The loss of these quality jobs within walking distance of urban neighborhoods not only increased unemployment and poverty in the Third Ward, but also impacted the viability of neighborhood businesses and services that come with a thriving neighborhood economy. For example, by 2006, Levelor-Kirsch Window Fashions moved 280 Freeport jobs to Mexico, closing its Third Ward manufacturing plant and leaving that facility empty and residents out of work.

**Third Ward Economic Disparities.** Third Ward residents have been most impacted by the disinvestment within and radiating out of the central riverfront. This is reflected in the disproportionate concentration of poverty and other economic indicators as illustrated in Table 2. Neither the Third Ward nor the City keeps pace with Illinois and the U.S. in terms of these economic indicators, illustrating systemic economic challenges.

**Table 2: Target Community Demographic Profile**

Indicator	Third Ward <sup>1</sup>	City of Freeport	State of Illinois	U.S.
Population <sup>2</sup>	3,487	25,638	12,830,632	308,745,538
Unemployment <sup>3</sup>	N/A	10.5%	8.1%	7.6%
Poverty Rate <sup>4</sup>	35.2% <sup>5</sup>	19.5%	12.6%	13.8%
Percent Minority <sup>2</sup>	46.8%	22.9%	28.5%	27.6%
Per Capita Income <sup>4</sup>	\$12,413	\$21,598	\$28,782	\$27,334
Population <5 <sup>2</sup>	8.2%	6.7%	6.5%	6.5%
Population <18 <sup>2</sup>	26.0%	23.1%	24.4%	24.0%
Population > 65 <sup>2</sup>	9.9%	19.1%	5.3%	13.0%
Median Household Income <sup>4</sup>	\$27,726	\$37,039	\$55,735	\$51,914
Median Owner Occupied Home Value <sup>4</sup>	\$41,467	\$82,500	\$202,500	\$188,400
% Female Pop. of Child-Bearing Age (15-44) <sup>2</sup>	21.0%	18.1%	20.5%	20.2%
% Female-headed Household w/ Children <18 <sup>2</sup>	15.5%	9.6%	6.9%	7.2%

Sources:

<sup>1</sup>The Third Ward is composed of Census Tract 7 and Block Groups 3 and 4 of Census Tract 8 in Stephenson County.

<sup>2</sup>US Census Bureau, 2010.

<sup>3</sup>Unemployment data is September 2012 non-seasonally adjusted unemployment rate data from the Illinois Department of Employment Security and is available at <http://www.ides.illinois.gov>.

<sup>4</sup>American Community Survey, 2006-2010, available at <http://www.factfinder.census.gov>.

<sup>5</sup>Poverty rates calculated for Tracts 7 and 8 as poverty level not available at block level.

<sup>6</sup>Non-native English speakers calculated for Tracts 7 and 8 as language data not available at block level.

Significant indicators of economic distress in the Third Ward include the following:

- **Poverty.** The Third Ward poverty level is 66% higher than that of Freeport and more than double the rate for Illinois and the U.S. The Third Ward also contains the City's greatest concentration of affordable housing (including 90 federally subsidized units and many homes worth \$10,000 or less on the East Side)<sup>9</sup>, so the area attracts and retains those in poverty with the most limited housing options.

<sup>8</sup> County-wide statistics are highly relevant to the City as Freeport is the County's population center with approximately half the population.

<sup>9</sup> Freeport Township Equalized Assessed Valuation data, available at <http://www.freeporttownshipassessor.com>



- *Income.* Per capita income in the Third Ward is less than 75% of Freeport's rate, and less than 60% of Illinois' rate. Of respondents to a Third Ward survey, of those who are working, an astounding 89% report an hourly wage less than \$15.00.<sup>10</sup>
- *Unemployment.* Freeport's unemployment rate of 10.5% is nearly 30% higher than the Illinois rate of 8.1% and 38% higher than the U.S. rate of 7.6%.<sup>11</sup> While census tract level unemployment data are not available, among respondents of the 2011 Third Ward Health Monitoring Survey, a striking 27% reported being unemployed. Among black respondents, that percentage jumps to 30%, mirroring county-wide indicators that unemployment among minorities is more than three times greater than among white workers.

**Limited Municipal Resources.** Like many communities, Freeport's municipal resources have been strained during the Great Recession. However, several factors exacerbate this strain in Freeport, including the following:

- *Limited Opportunities to Leverage Resources.* Being a small rural community, Freeport does not have the same access to economic development resources as larger communities with more extensive investment funding networks, a larger/healthier tax base with the ability to generate more tax increment finance revenue, or access to programs reserved for larger urban areas such as HUD Community Development Block Grant entitlement funds or Brownfields Economic Development grants coupled with Section 108 loans.<sup>12</sup>
- *Strained Municipal Budget.* In recent years, Freeport's resources have been challenged by severe weather events, including six federally declared disasters since 2006 for flooding, severe storms, drought, and winter storms (See Special Considerations Checklist). The impact of these events totaled \$43,658,102 in local damages. In 2011, the City learned that City Hall is in need of significant structural repairs exceeding \$3 million, causing the City to incur substantial expense to move to another building while seeking resources for City Hall repairs. These factors are occurring while corporate fund revenue shrinks. From 2001 to 2011, the City's equalized assessed value lagged behind the Consumer Price Index (a 10-year increase of 7% compared to a 35% CPI increase). The City's pension obligations increased 215% during this same period, resulting in a significant 58% decrease in the corporate fund portion of property tax revenue, as more and more dollars have been used to meet pension obligations.

**Critical Moment to Bridge Funding Gap for Substantial Economic Impact.** The City of Freeport has been very fortunate to leverage significant investment from USEPA Brownfield grants since 1999. The City is seen as a "mature" brownfield program and has demonstrated time and again the return on investment realized from these grants (see Section 2.c). However, this is a particularly significant time in the Brownfields Program where loss of momentum and inadequate funding will devastate plans for major economic and community development projects (see Section 2a) projected to create and retain hundreds of jobs, millions of dollars in property and business investment, and many other economic and community benefits (see Section 4), including construction of the Pecatonica Prairie Trail through our proposed Cleanup site. We pursued a Cleanup grant for this site last year, but the grant was not awarded, putting our reuse plans at a standstill until we secure funds.

## **2. Project Description and Feasibility of Success**

### **2.a.i) Existing Site Conditions, Previous Assessment Activities, and Proposed Reuse**

The ASC Site A, developed around 1950, is located in the Pecatonica River floodway and along a corridor proposed to be used for the Pecatonica Prairie Trail—a part of the state-wide Grand Illinois Trail bicycle path. The site was part of an area-wide Phase I ESA that identified 39 brownfield sites in the Third Ward's East Side neighborhood. This site was given high priority for assessment work based on citizen input. As a result, the

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<sup>10</sup> City of Freeport, Illinois. Third Ward Healthy Neighborhoods Project – Draft Report. September 27, 2012.

<sup>11</sup> September 2012 data from the Illinois Department of Employment Security. <http://www.ides.illinois.gov/>

<sup>12</sup> Note that the City would be eligible for BEDI / Section 108 if the State of Illinois were to pledge its commitment to secure the funding, but the State has not been willing to make this commitment to date.

IEPA Office of Site Evaluation was requested to conduct soil and groundwater sampling along the City right-of-way. Additional investigative activities were conducted, and the site was subsequently enrolled into the IEPA Site Remediation Program. Site assessment has uncovered substantial hazardous substances contamination—specifically, 1,2,2-TCA, TCE, 1,2-DCE, and metals (mercury, antimony, arsenic, copper, and cyanide)—that can be encountered through soil inhalation, soil ingestion, and groundwater ingestion exposure routes.

Two other Brownfields sites in the Third Ward—Tutty’s Crossing and CMC Heartland—have already been cleaned up and reused for the proposed Pecatonica Prairie Path that is proposed to extend through this site along the Album Street Corridor. The next step is to connect the trail from the CMC property, through the Album Street Corridor Sites, and beyond to the City limits. Beyond Freeport, this trail connects east with Northern Illinois and west/north with Wisconsin’s trail network. Consequently, this site is a critical link our region-wide plans to complete this multi-million dollar recreational amenity for the region as well as for the East Side neighborhood.

**2.a.ii) Proposed Cleanup Plan and How Project Fits into Target Community Plan** The Remedial Action Plan (RAP) for the ASC Site A site will address hazardous substances contamination that can be encountered through soil inhalation, soil ingestion, and groundwater ingestion exposure routes. The RAP will use innovative remedial approaches developed using Illinois’ Tiered Approach to Corrective Action Objectives (TACO) including enforcement of a groundwater restriction ordinance to eliminate the groundwater exposure pathway, which the City has already invoked.

Site-specific cleanup activities will involve excavation and removal of the soil source area, removing the most contaminated mass without removing all of the soil. This will help with the groundwater treatment and address soil exposure routes. Groundwater treatment by chemical reduction is a well-known method to address Volatile Organic Compound (VOC) contamination in groundwater. The soil source area excavation will have an electron donor added prior to backfilling. This step will create a reducing condition that will not mobilize metals contamination in groundwater, in the event that contamination is not fully removed during the soil excavation.

The proposed soil excavation is straightforward. Because of the level of metal present, on-site soil stabilization with Portland cement will be needed to meet Toxicity Characteristic Leaching Procedure (TCLP) disposal requirements. Placement of the electron donor will be done as part of the soil removal and will be mixed into the excavation prior to backfilling with typical excavation equipment.

The site, owned by the City of Freeport, includes a number of conjoined buildings that have been used for various purposes over the years—most recently warehousing and storage. Each is locked to prevent access by non-authorized personnel. City crews who maintain the grounds and regularly monitor the site to secure it from trespassers will stabilize the site during the pre-cleanup phase. Close monitoring and security will continue throughout the cleanup phase of the project.

Upon completion of cleanup, the City will pursue a final Comprehensive No Further Remediation (NFR) letter for recreational use, positioning the site for reuse as described above. The City will then ensure long-term compliance with the stipulations of the NFR by recording it as a permanent part of the property chain-of-title.

The cleanup of ASC Site A is a key next step in the City’s *East Side Revitalization Strategy*. Residents of the East Side are well aware of the history of this site and the levels of contamination present. Cleanup of ASC Site A is a high priority among neighborhood residents, as evidenced by neighborhood brownfield prioritization sessions. The objective data gathered in the City’s site investigations confirm the importance of remediating this site. Furthermore, the ASC Site A cleanup is a necessary next step in the development of the Pecatonica Prairie Path through the East Side neighborhood, which will provide recreational opportunities, beautification, and river access to East Side residents and visitors to the area.

*Brownfield Health Monitoring:* As a small but important part of the budget for this grant, the City of Freeport is proposing to fund continued work of the Third Ward Health Monitoring program, first established with



USEPA Cleanup grant funds three years ago. The scope of this work entails working with the Third Ward resident group CAPS (Community Activities Partnership Support) to continually monitor health impacts from brownfields as well as implementation of priority neighborhood health initiatives selected by Third Ward residents to address these impacts. This work is guided by a framework developed in the *Third Ward Healthy Neighborhoods Report* (draft 2012, will be finalized in 2013).

## **2.b. Budget for EPA Funding, Tracking and Measuring Progress, and Leveraging Resources.**

This grant will fund the remediation required to procure a final No Further Remediation (NFR) letter for the ASC Site A from Illinois EPA. This grant proposal includes four tasks: (1) Site Cleanup including soil source removal and groundwater treatment by enhanced reductive dechlorination; (2) Illinois EPA Site Remediation Program oversight of remediation activities and reports; (3) Eligible Programmatic Activities; and (4) Brownfields Health Monitoring. These activities are described in further detail in Section 2.b.i. below. A fifth task – Community Engagement – is a critical part of this project, and will be funded completely by City cash and in-kind services, outside the scope of the grant funding (see Leverage Section 2.b.iii).

The total budget for cleanup of the Album Street Corridor Site A is \$240,000 - funded by USEPA Brownfields grant funds and the required City match. The majority of grant funds (\$222,366) will be dedicated to cleanup activities, with modest amounts funding 1) enrollment in the Illinois Site Remediation Program; 2) a portion of travel expenses to the national Brownfields conference; and 3) the continuation of the City's Brownfields Third Ward Health Monitoring Study.

### **2.b.i.**

**Table 3: Proposed Budget**

<b>BUDGET CATEGORIES</b> (programmatic costs only)	<b>Task 1: Site Cleanup</b>	<b>Task 2: IEPA SRP</b>	<b>Task 3: Eligible Programmatic</b>	<b>Task 4: Health Monitoring</b>	<b>Total</b>
Personnel	\$735	\$0	\$385	\$0	\$1,120
Fringe Benefits	\$231	\$0	\$121	\$0	\$352
Travel	\$0	\$0	\$2,914	\$0	\$2,914
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$221,400	\$0	\$960	\$6,254	\$228,614
Other (Illinois EPA Site Remediation Program)	\$0	\$7,000	\$0	\$0	\$7,000
<b>Total Budget</b>	<b>\$222,366</b>	<b>\$7,000</b>	<b>\$4,380</b>	<b>\$6,254</b>	<b>\$240,000</b>
USEPA Grant Funds					\$200,000
City Contribution	\$39,494	\$0	\$506		\$40,000
Note: cost share included in contractual portion of budget and also identified separately below					

**Task 1: Site Cleanup.** Activities in this task will include: (1) finalization of the Analysis of Brownfields Cleanup Alternatives (\$138 personnel and fringe; \$480 contractual); (2) development of the Community Relations Plan (\$460 personnel and fringe); (3) performance of required community notification actions (\$368 personnel and fringe); (4) preparation of cleanup bid specifications consistent with the remedial action plan and selecting cleanup contractors (\$4,000); (5) remediation of the Album Street Corridor Site A (\$178,800); (6) sampling and monitoring (\$22,900); and (7) oversight of cleanup activities by a qualified environmental consultant (\$20,220). The City will provide \$39,494 in cash and in-kind services toward site cleanup activities as match for this grant.

**Task 2: Illinois EPA Site Remediation Program.** Freeport has enrolled the Site in Illinois EPA's Site Remediation Program (SRP). This budget category will be used to reimburse IEPA for their oversight of the remedial activities at the property in pursuit of a final No Further Remediation letter. SRP hourly rates vary by Project Manager, but are estimated at \$140 per hour for 50 hours totaling \$7,000.

**Task 3: Eligible Programmatic.** This task involves: (1) funding a portion of the travel expenses for the City's Community Development Director and Mayor to attend the national Brownfields conference (\$2,914); (2) updates to the ACRES database (\$92 in personnel and fringe); (3) coordination with EPA (\$138 personnel and fringe); (4) annual financial reports (\$276 in personnel and fringe); and (5) completion of required quarterly monitoring reports (\$960 in contractual). The City will contribute in-kind services totaling \$506 in the eligible programmatic budget category.

**Task 4: Health Monitoring.** \$6,254 will be used for next steps for the Brownfields Health Monitoring Study (Now Healthy Neighborhoods Project) in the Third Ward. These funds will be leveraged with at least \$2,000 of in-kind services from City staff.

**2.b.ii. Tracking and Measuring Progress.** To demonstrate the successful impacts on the health and welfare of the sensitive populations in our Third Ward target area by cleaning up and redeveloping the ASC Site A, the City's Brownfields Project Manager will coordinate with environmental consultants to track and document outputs and outcomes in quarterly reports and in the ACRES database on a quarterly basis (or as major activities are completed). As a mature brownfields community, Freeport has a number of established outputs and outcomes that have been measured over a number of years. Outcomes and outputs specific to this grant will be added to the existing tracking spreadsheet which will be reviewed and updated at quarterly Brownfields Project Management Team meetings. The City is in the process of expanding its in-house GIS program and will be integrating brownfields output and outcome tracking into this database as well. Additionally, the City has been working with the "logic model" format of output and outcome tracking through other federal grants (HUD and USDA) and is applying this tracking system to its brownfields program.

Specifically, the City will track the following outputs:

- Remediation documents: Analysis of Brownfields Cleanup Alternatives, remediation bid specifications, final NFR letter
- Remediation activities: Acreage of remediated property at the Site (0.3 acres)
- Health Monitoring Study: The implementation plans for specific goals based on the Health Monitoring study.
- Community Relations Plan
- Outputs from City match-funded activities (outside the scope of this grant work plan): Community involvement activities/documents: minutes from Third Ward neighborhood and other community meetings; three project fact sheets

These activities are projected to result in the following anticipated outcomes:

- 0.3 acres of land positioned for reuse
- Leveraged approximately 5 new construction jobs from reuse; employed 3 remediation contractors
- Funding leveraged: \$2 million in new public investment
- Completion of Pecatonica Prairie Path segment across this property.
- Outcomes from the Health Monitoring Study will be identified in cooperation with CAPS and other neighborhood residents, but may include the following types of outcomes: (1) increase in residents' usage of health prevention programs, (2) increase in neighborhood safety, (2) increase in access to fresh local foods.

**2.b.iii. Leveraging.** Reuse of the Album Street Corridor Site A as the Pecatonica Prairie Path is closely integrated with a number of other brownfield redevelopment initiatives in the Third Ward. The trail will connect with the Rawleigh Complex—a major catalyst mixed-use brownfield project in the Third Ward. Specifically, the trail will be integrated with the Multimodal Station at Rawleigh, connecting passenger rail (Amtrak re-established in 2014 from Chicago to Dubuque), intercity bus, local transit, and bicycle modes of

transportation. Additionally, Rawleigh is proposed to include a business incubator, focused first on food businesses (the Food Enterprise Center) that will include job and entrepreneurship training for Third Ward residents. The trail also connects with the existing trail through the CMC Site and trailhead at Tutty's Crossing—both of which are undergoing extensive community planning for expanded recreational and community amenities. Consequently, this brownfield cleanup project not only significantly leverages funds related to the trail, but also funds related to these key projects that rely on this trail connection to be completed. Our leverage comes from the strengths and resources of more than a dozen local organizations, Third Ward and community residents, and the considerable resources of federal government partners including the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), and the U.S. Department of Transportation (DOT). These leveraged contributions are summarized in Table 4 below and are supported by documentation in Attachment 3 (support letters from community-based organizations documenting match are in Attachment 4). Unless otherwise noted below, all of these leverage sources are firmly committed.

**Table 4: Brownfield Assessment Grant Leverage<sup>13</sup>**

<b>Funding Source</b>	<b>Description</b>	<b>Value</b>
<b><i>Match for Grant Work Plan Activities</i></b>		
1. City In-Kind	In-kind time toward grant work plan (see Section 2.b.i.)	\$2,000
2. Partner In-Kind	In-kind time and resources from community-based and government partners	\$396,082
<b><i>Leverage for Assessment, Planning, Redevelopment, and Public Improvements in Brownfield Targeted Communities</i></b>		
3. City Cash / In-kind: Multimodal Station Grant	Funds committed to match Illinois DOT Capital Grant (funding sought, not yet committed) for Multimodal Station in 3 <sup>rd</sup> Ward	\$465,000
4. City Cash / In-kind: HUD Sustainable Communities Challenge Grant	Planning and implementation for Riverfront corridor	\$180,000
5. IDOT TEA-21 Trail Funding	Remaining funding for this grant to construct the Jane Addams Trail from Tutty's Crossing to city limits	\$1,399,505
6. Local Partner Cash for Trail Funding	Remaining local cash match for partners in Jane Addams Trail Coalition to construct Trail from Tutty's Crossing to city limits	\$349,877
7. USEPA Superfund Redevelopment	Reuse planning assistance for East Side brownfields including trail integration and riverfront amenities.	USEPA In-kind
8. City Cash / In-kind: USEPA Cleanup Grants	Cash and in-kind match for 2 other Alum Street Corridor cleanup grants – applied for November 2012	\$80,000
9. HUD Sustainable Communities Challenge Grant	Planning and implementation grant for Riverfront corridor	\$295,419
10. USEPA Brownfield Cleanup Grants	Two (2) additional cleanup grants (funding sought, not yet committed)	\$200,000
11. USEPA Area Wide Planning Grant	One Brownfield planning grant (funding sought, not yet committed)	\$200,000
12. USDA Farmers Market Promotion Grant	Implementation Grant for Food Enterprise Center in 3 <sup>rd</sup> Ward	\$80,000
13. Illinois DOT Capital Grants	Grants to fund Multimodal Station construction (funding sought, not yet committed)	\$3,100,000
	<b>Total Leverage</b>	<b>\$6,747,883</b>

## **2.c. Programmatic Capability and Past Performance.**

**2.c.i. Programmatic Capability.** The Community Development Director serves as our Brownfields Initiative Project Manager. She reviews remedial documents, conducts public outreach, submits grant reports, and contributes to reuse planning. She has 7 years' experience leading the City's Brownfields Initiative. The Community Development Grants Coordinator supports the Director with grant administration and programmatic support. She has a combined 3 years' brownfields experience in Freeport and at a previous employer. The Mayor helps establish community partnerships and leverage funding. The Fire and Police departments help provide site security. The Corporation Counsel conducts stakeholder negotiations and

<sup>13</sup> It should be noted that the City of Freeport is submitting six (6) proposals for USEPA Brownfields Grants for the 2013 funding cycle. The leverage shown will be split among the proposals that result in an award and subsequent cooperative agreement with USEPA.

ensures adherence to No Further Remediation letter stipulations; she has 13 years' experience with the City's Brownfields Program. The Public Works department prepares sites for cleanup and provides materials hauling and demolition services. The Finance Department tracks grant expenditures.

Additionally, the County Health Department leads the Brownfields Health Monitoring Study described in Sections 2. The County Public Health Administrator has prior experience evaluating and addressing public health concerns in a 900-acre Superfund cleanup and has the necessary capacity and expertise to continue to integrate health concerns into the Brownfields Initiative and help facilitate the CAPS Team which engages Third Ward residents in our Brownfields Program.

The City ensures coordination of staff and consultants through its Brownfields Project Management Team (PMT), which meets quarterly as a full group to review progress and plan future activities. The PMT includes the Community Development Director, Mayor, Corporation Counsel, County Health Administrator, and environmental and redevelopment consultants. A subset of the PMT meets at least monthly to ensure timely adherence to work plan tasks, deliverables, and outcomes. The PMT structure ensures that multiple persons are involved at each step of a project so that if turnover does occur, projects may continue undisturbed.

Since 1999--just four years after the federal brownfields program began--the City of Freeport has managed one of the state's and the country's longest-running comprehensive brownfield programs. As a result of 14 years of progress and results, our Brownfields Initiative has received national attention for our unique approach and the impacts we have made. The City's Community Development Director has been invited to present on community engagement at the New Partners for Smart Growth Conference in February 2013 and at the USEPA Brownfields 2013 Conference on leveraging multiple funding sources to redevelop brownfields.

**2.c.ii. Adverse Audits:** There have been no adverse audit findings of past Freeport EPA Brownfields grants.

**2.c.iii. Past Performance.** The City of Freeport has an excellent record of managing federal grants, including EPA Brownfields grants. The following are the most recent five USEPA Brownfields grants that have been awarded to the City of Freeport. These have all been Brownfields Hazardous Substances Cleanup Grants:

- \$200,000 FY09 Cleanup Grant for Rawleigh Complex Building B (BF00E-93901) (\$15,228.17 balance)
- \$200,000 FY09 Cleanup Grant for Rawleigh Complex Building D (BF00E-93901) (\$5,643.39 balance)
- \$200,000 FY09 Cleanup Grant for Rawleigh Complex Building E (BF00E-93901) (\$44,392.91 balance)
- \$200,000 FY08 Cleanup Grant for Rawleigh Complex Powerhouse (BF00E80001-0) (\$136,152.28 balance)
- \$200,000 FY08 Cleanup Grant for Rawleigh Corridor Spring Street Site (BF00E80001-0) (\$0 balance)

For all of the above grants, the City of Freeport has demonstrated diligent grant management, submitting timely quarterly reports, property profile forms through ACRES, and annual financial status reports. The City has been achieving the work plan tasks successfully for each of these grants and communicates frequently with our two USEPA project managers to ensure the effective and expeditious expenditure of our EPA grant funds.

For the Rawleigh Buildings B, D, and E Cleanup Grants, installation of the engineered barrier is underway and is expected to be completed in December 2012. This is the final component of the work plan for these grants.

The remediation activities associated with the Rawleigh Powerhouse Cleanup Grant have posed some significant challenges. The condition of the building makes it an unsafe environment for cleanup contractors to work. However, the historic nature of the building warrants saving the building. Installation of the engineered barrier is underway at this property. The City has received an extension for this grant to complete remedial reuse planning and cleanup in 2013.

Remediation funded by the Rawleigh Spring Street Site Cleanup grant is complete. A total of 0.33 acres have been cleaned up and positioned for reuse, and \$50,000 in additional funding has been leveraged. While activities

under this grant have been completed, the grant is not yet closed out because it is combined under the same cooperative agreement as the Powerhouse Cleanup grant.

## **Community Engagement and Partnerships**

### **3.a. Plan for Involving Affected Community.**

The City of Freeport has an established framework for engaging partners and stakeholders in brownfields projects. Throughout the course of our 14-year Brownfields Initiative, we have gained a great deal of experience and insight into what methods work – and don't work – in our community. We will use that experience to frame the community engagement portion of this cleanup project.

Rather than build a new community engagement strategy for this cleanup project, the City of Freeport will build on the infrastructure currently in place for the HUD Sustainable Communities Initiative and the Third Ward Healthy Neighborhood Project. This strategy will rely on relationships with two established groups, as well as engagement of the community at-large. The two groups include:

- CAPS (Community Activities Partnership Support) – a Third Ward resident-led coalition that focuses on healthy neighborhood issues.
- Riverfront Advisory Committee – a group of diverse stakeholders that works with the City to implement riverfront economic development projects.

The City will work with CAPS and the Riverfront Advisory Committee (RAC) at regular intervals to develop the Community Relations Plan, review cleanup project goals and develop and disseminate public information. We will hold a 30-day public comment period to seek input on cleanup plans for the site and will use the RAC and CAPS as means of maximizing input in this comment period. Beyond the RAC and CAPS, the City will employ a number of strategies to ensure meaningful information and engagement, including:

- Community meetings at key points in the project pre- and post-cleanup, to provide information on the project and to receive input on redevelopment strategies for the Site and beyond.
- Traditional face-to-face outreach efforts, particularly in the blocks surrounding the ASC Site A, prior to commencement of cleanup activities.
- Outreach through Prospering Together, a county-wide planning and implementation effort involving dozens of local organizations, businesses and government agencies.

The City has not used translation services in the past to communicate progress of our Brownfields Initiative. 5.23% of Freeport's population speak English as a second-language (ESL). The largest ESL group is Spanish speakers –2.97% of our population. 1.78% of Freeport's population report speaking English “not well” or “not at all” (the majority of these are Spanish speakers).<sup>14</sup> While these are relatively low percentages of linguistically isolated residents, they are a slight increase from our demographics in 2000, demonstrating the need for our Brownfields Initiative to put more attention on ensuring that ESL families have opportunities to understand the progress of cleanup of this site as well as access information on our Brownfields program as a whole. Accordingly, we will partner with translators as impacted families are identified.

**3.b. Local, State and Federal Partnerships.** The City of Freeport's Brownfields Initiative has developed strong local, state, and federal partnerships to help define priorities and leverage resources. The following partnerships will continue to help ensure our ongoing success.

- *Local Partnerships:* The Stephenson County Health Department has been an active member of our Brownfields Project Management Team since 2009 when we began planning for our Third Ward Health Monitoring Study. They have provided guidance on addressing health effects of brownfields and have been a key partner in community engagement efforts. The University of Illinois College of Medicine has lent

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<sup>14</sup> U.S. 2010 Decennial Census.

demography services to our efforts to analyze the results of the health monitoring survey. We expect continued involvement from both organizations as we move forward with our Brownfields Initiative. Stephenson County has partnered with the City, allocating assessment funding from their grants to high priority sites within the City and participates in community outreach activities. The Freeport Park District plays a key role in our brownfields efforts relating to recreational reuse, including planning for the trail proposed at this site.

- *State Partnerships:* Over the past 14 years, Freeport has developed a strong partnership with the IEPA to assess, clean up, and redevelop brownfields through its Site Remediation Program, Municipal Brownfields Redevelopment Grant program, USTfields Grant program, Office of Community Relations, and Office of Site Evaluation. As a “brownfields pilot community,” the State is strongly committed to continuing to advance Freeport’s brownfields redevelopment efforts. The City has been able to leverage pro bono environmental assessment and testing services through the Illinois EPA at several sites throughout the City’s Third Ward, including at this cleanup site. The City has also coordinated with the Illinois Department of Transportation on the provision of public transit within the City for 17 years—a major resource for transit-dependent Third Ward residents. Most recently, IDOT has provided technical assistance on plans for the proposed Multimodal Station at this trail project will connect with. Additionally, we have recently formed a partnership with the University of Wisconsin – Madison’s Department of Urban and Regional Planning, which will focus its Fall 2013 service-learning course on this project, providing tremendous energy and expertise to advance our Brownfields program.
- *Federal Partnerships:* Freeport has established a successful working relationship with USEPA as the agency has helped the City implement projects under previous brownfields grants, and through the emergency removal activities at the Rawleigh Complex, Bordner, Burgess Battery, and CMC Sites. If awarded funds, the City will continue to seek assistance from Freeport’s USEPA Grant Project Managers to oversee progress. Other federal partners include the Department of Housing and Urban Development, which has provided \$946,000 since 2002 for planning, assessments, and special projects to further the City’s efforts to redevelop the Rawleigh Corridor and riverfront area, including a recently awarded \$295,000 Sustainable Communities Challenge Planning Grant for the Rawleigh Corridor and riverfront area. Additionally, USDA has provided \$130,000 in grant funding to advance the Food Enterprise Center project at Rawleigh.
- *Job Training:* Environmental justice is a key component of the City’s Brownfield Initiative. Decades of disinvestment and decline in the City’s Third Ward have left not only serious environmental impacts in their wake, but also devastating economic impacts including high unemployment (39.8%) and very low per capita income - only 57% of the Freeport per capita income and only 43% of the State of Illinois figure. Our Brownfields Initiative includes job creation and job training in its approaches to this problem. The City has agreed to partner with the Freeport Housing Authority to provide on-the-job weatherization services training opportunities through our housing rehabilitation grant program. In addition, we are working with CareerTec, the regional high school vocational program, to consider consolidating their learning sites at the Rawleigh Complex—a catalyst brownfield in the Third Ward. In addition, the City has had initial conversations with Highland Community College’s applied sciences department regarding cooperation on job training in sustainable building and rehabilitation.

### 3.c. Key Community-Based Organizations.

The following community-based organizations have been involved to date and have pledged their involvement in our Brownfield Initiative. The organizations below are those most related to this proposed trail project and East Side initiatives. Additional organizations participating in our broader riverfront brownfields program have also furnished support letters for this proposal. The specific role of each organization is described below. Values of in-kind commitment are listed following the organization name.

**Key Partnerships**

**Riverfront Advisory Team:** \$34,560. Includes 15 members from the Northwest Illinois Development Alliance, Freeport Downtown Development Foundation, Freeport/Stephenson County Convention and Visitors Bureau, other CBOs, and public and private sector groups. Members will provide input on the progress of cleanup at the site assist with planning, stakeholder outreach, and advancing reuse projects in the riverfront. Letter included is written by Shelly Griswold, but contact can also be made to team member David Young, Executive Director, Northwest Illinois Development Alliance, 815-233-1356.

**Community Activities Partnership Support (CAPS):** \$92,160. This resident-led organization, which was created as a result of our Third Ward Healthy Neighborhoods Project, is committed to community outreach efforts to Third Ward residents and brownfields planning and implementation efforts. Contact Evelyn Curry, Co-Chair, 815-235-8271.

**Stephenson County Health Department and Public Health Foundation:** \$36,864. The Department and Foundation have been active members of our Brownfields Project Management Team since 2009 when we began planning for our Third Ward Health Monitoring Study. They will continue to provide guidance on addressing health effects of brownfields assist in community engagement efforts, including for the work plan of this grant. Contact Craig Beintema, Public Health Administrator, 815-235-8271.

**Friends of Pecatonica River Foundation:** \$265,000. FOPRF is a non-profit dedicated to preserving, protecting and fostering the vitality of the Pecatonica River. This active, energetic group is committed to assisting with coordination between brownfields activities and trail planning, fundraising and construction activities, and mobilizing volunteers and other resources. Their efforts will greatly bolster the impact of the trail through this site as it connects with the riverfront. Contact Roger Schamberger, President, 815-238-7888.

**Northwest Illinois Trails Foundation:** \$16,252. NITF is an organization that provides support for land and water trails in northwest Illinois. NITF is committed to participating in stakeholder outreach, assisting with coordination between brownfield activities and trail planning, fundraising and construction activities, and mobilizing volunteers and other resources. Contact Stephen Spyrisson DDS, President, 815-232-7012.

**Additional Local Partnerships:** \$3,000. The Jane Addams Trail Commission estimates \$3,000 leverage and has offered, along with the Stephenson County Pecatonica Path Commission and other local partners, to actively participate in our program, provide information, and use their contacts to increase community participation. Contact Steve Ehlbeck, 815-235-6114.

#### 4. Project Benefits

**4.a. Welfare and/or Public Health.** The East Side neighborhood is a critical focus of our environmental justice initiatives, not only because of the concentration of environmentally contaminated sites, but also because of the neighborhood's location in a FEMA regulated floodway. Those factors have contributed to significant decline and disinvestment on the East Side. Cleanup of the Album Street Corridor Sites will improve the perception of the neighborhood and demonstrate the City's commitment to revitalization of the area.

Remediation of the ASC Site A will reduce threats to human health by preventing exposure to contaminants through ingestion and inhalation. Specifically, the Groundwater Use Ordinance coupled with the soil source removal and groundwater remediation, will eliminate exposure pathways for carcinogenic and toxic hazardous substances—specifically, VOCs, SVOCs, pesticides and metals.

Contamination in near surface soil, including VOCs, presents a risk to the public through dermal contact and ingestion. Additional issues include the threat of contaminant vapor intrusion into nearby buildings from impacted soil and groundwater, exposure to lead-based paints, and public safety concerns such as fire in the abandoned structures, squatters, increased drug activity and falls. Cleanup, as proposed in this application and in the attached Draft Analysis of Brownfields Cleanup Alternatives (ABCA) will remove these threats by remediating groundwater and removing or capping contaminated soil.

The City of Freeport is committed to ensuring that public health issues are considered in all brownfields cleanup and redevelopment activities. To ensure that environmental risks to the nearby communities are not increased during cleanup at this site, the City will proactively address citizen concerns through public



notification and meeting processes and will ensure contractors adhere to health and safety standards during the cleanup process.

The neighborhood surrounding the cleanup project will be protected from exposure to contaminants during the cleanup activities through one or more of the following methods: 1) sediment and run-off controls; 2) dust control measures to limit dust creation and limit air particulate matter in the surrounding community; 3) covering of soil piles with plastic until they are removed or reused onsite in order to prevent runoff into surrounding areas; and 4) fencing to prevent children from accessing the site during cleanup activities. The City and its consultants and contractors continually evaluate environmental threats during the cleanup process and ensure that risk to the public, especially the most vulnerable populations, is mitigated.

Clean up of this site and redevelopment as part of the Pecatonica Prairie Path will significantly benefit the health and quality of life for residents by improving recreational opportunities and environmental conditions. The trail will provide opportunities for exercise for adults and children, which will help combat obesity and reduce the risk of chronic illnesses such as heart disease and diabetes.

**4.b.i. Economic Benefits.** The expected economic impact of cleaning up and redeveloping the Album Street Corridor Site A as part of the *East Side Revitalization Strategy* is tied to the redevelopment of the broader brownfield riverfront redevelopment area and recreational trail corridor. Other key sites in our Brownfield Initiative include: 1) the Rawleigh Complex just across the river from the Album Street Corridor Sites which has undergone assessment and is currently in the cleanup process; 2) Tutty's Crossing, a former battery manufacturing site which has undergone cleanup and redevelopment into a trailhead connecting the Pecatonica Prairie Path and the Jane Addams Trail; and 3) the CMC Heartland Site, which has undergone cleanup and currently is part of the Pecatonica Prairie Path. These sites are all part of the City's Riverfront Corridor, and the connection of these brownfield sites - including the Album Street Corridor Sites - is key to our goal of economic revitalization in the Third Ward. The City has made significant progress toward this goal; funding this cleanup project will enable Freeport to take the next important step in the realization of this goal.

These reuse opportunities take advantage of Freeport's location at the intersection of two regional economic assets: rich agricultural resources and a transportation corridor that connects Chicago with Galena—a community visited by 1,000,000 annually. The reuse opportunities also reflect the extensive arts network in Freeport. The 2002 Rawleigh Complex Reuse Plan helped Freeport craft its vision for the Complex's reuse which the City now has shaped into a \$16 million Phase I mixed-use redevelopment project including a Food Enterprise Center (including a commercial kitchen, a public market, and an agricultural entrepreneurship center); affordable housing; arts exhibition, performance, and shared working spaces; and a multimodal transportation hub linking passenger rail, intercity bus, local transit, and bicycle modes of transportation. This brownfields redevelopment project will transform the riverfront area into a major regional destination and an economic engine for the City.

All of this activity and redevelopment potential signals that the time is right to remediate the environmental concerns present at our highest priority riverfront brownfield sites, including the Album Street Corridor sites. The specific anticipated economic impacts from this project include:

- *Job Creation:* A total of five (5) temporary construction and three (3) temporary environmental remediation jobs are expected to be created by the cleanup activities associated with this grant. The job and economic development potential of Freeport's Brownfield Initiative as a whole is, of course, much larger. With a mix of retail, entertainment, tourism, and office uses, a \$16 million capital investment and several hundred jobs could be created within and spinning out from the Riverfront Corridor in the near-term.
- *Capital Investment:* The redevelopment of this site will be accomplished with public investment, through a combination of Federal and State of Illinois grant funding and local funding from the City of Freeport, Stephenson County, and Freeport Park District. In addition, local non-profit groups interested in trail and

riverfront development, including Friends of the Pecatonica River Foundation and the Northwest Illinois Trails Association have pledged cash and/or in-kind services to the trails project (see leverage section).

- *Diversified Economy:* Freeport's Brownfields Initiative promotes uses that diversify the local economy from its over-dependence on manufacturing. Uses identified for the Rawleigh Complex include "knowledge-based" small businesses that are associated with high quality jobs, with a specific focus on agricultural technology and job and entrepreneurship training opportunities for low-income and minority residents—especially those living in the Third Ward. The Complex will also offer unique professional office space. The completion of the Pecatonica Prairie Path and the Jane Addams Trail provides entrepreneurial opportunities for local residents in the tourism, hospitality, and recreation industries (i.e., restaurants, bicycle rentals, canoe rentals, and more).

**4.b.ii. Other Non-Economic Benefits.** In redeveloping brownfields, Freeport's goals are to balance urban open space with developed space in the central business district and to strengthen connections to the Pecatonica River. This holds true for cleanup of this site as a key implementation step from the *East Side Revitalization Strategy*, which targeted improved pedestrian connections to the Pecatonica River, which cleanup of this site will accomplish.

Cleanup of the ASC Site A will help to expand Freeport's network of open space by returning currently vacant riverfront properties into passive recreational areas that improve river access for Freeport residents. Cleaning up this and our other priority riverfront brownfield sites with illegal dumping problems also will enhance the Pecatonica River as a regional recreational amenity, which currently is being actively promoted by Friends of the Pecatonica River Foundation (FOPRF), a local organization working to establish eight river paddling trails to promote the use of the Pecatonica. FOPR has identified 2,500 registered canoes and kayaks in the region—illustrating an opportunity to attract greater recreational use of the Pecatonica.

Tutty's Crossing Trailhead is where the Jane Addams Trail connects with the Pecatonica Prairie Path. Connecting these trails closes a "missing link" in the statewide Grand Illinois Trail and also creates a connection to the Wisconsin regional trail network. Consequently, cleanup of this critical site as part of the trail will help to establish a recreational amenity not only for residents of Freeport, but also will bring people from throughout Illinois, Wisconsin, and beyond through the heart of the City as they use this trail network.

**4.c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse.** The ASC Site A's reuse as part of the Pecatonica Prairie Path creates obvious environmental impacts, including increased greenspace (particularly important because of its position in a FEMA regulatory floodway) and increased connectivity throughout the City and the region for bicyclists and pedestrians, thereby reducing the use of fossil fuels. The City will use native landscaping and employ low impact development stormwater management techniques. These techniques will be particularly important since stormwater runoff from the site discharges directly into the Pecatonica River in periods of high rainfall. The City's stormwater management ordinance follows Best Management Practices for stormwater management and sediment and erosion control. The ordinance requires minimized runoff volumes and rates and identifies approved stormwater management features including native plantings and rain gardens to maximize on-site stormwater absorption. Not only are these sustainable development best practices, but this stormwater management program helps mitigate flooding, consistent with the *Stephenson County Multi-Hazard Mitigation Plan*.

Furthermore, as the project undergoes redevelopment, the City will be greatly minimizing consumption of resources by promoting redevelopment surrounding this trail network throughout our riverfront area, which is served by existing utilities, rather than promoting sprawl to "greenfield" sites.

The proposed cleanup activities at the site include green remediation techniques including in-place treatment options for soil and groundwater remediation, which will avoid trucking and landfill use. One in-place treatment method involves the use of cheese whey, a waste by-product generated locally at a number of cheese plants.

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## **Index of Attachments**

- 1. Threshold Criteria**
- 2. Letter from state environmental authority**
- 3. Letters of support from community-based organizations**
- 4. Documentation of Community Notification**
- 5. Draft ABCA**
- 6. Special Considerations Checklist**

## **ATTACHMENT 1: THRESHOLD CRITERIA**

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### **1. Applicant Eligibility**

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- 1.a. Eligible Entity.** As an Illinois incorporated municipality, Freeport is eligible to apply for this grant.
- 1.b. Site Ownership.** The City of Freeport is the sole owner of the site by fee simple title.

### **2. Letter from the State or Tribal Environmental Authority**

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A letter of support from the Illinois Environmental Protection Agency is included as an attachment to this application.

### **3. Site Eligibility and Property Ownership Eligibility**

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**3.a. Basic Site Information.** (a) Name of site: Album Street Corridor Site A; (b) Address: Lots 6 and 7, Block 8, Lichtenberger's Addition, Freeport, Illinois 61032 (formerly addressed 129 South Hancock Avenue and 117 South Hancock Avenue, respectively); (c) Current Owner: The City of Freeport, Illinois; (d) not applicable.

**3.b. Status and History of Contamination at the Site.** (a) This site is contaminated by hazardous substances; (b) This property has several historic operations. The earliest is the Perfection Vapor Light Company, which manufactured kerosene vapor lamps. Subsequent to their operations, an auto repair business operated at this address, followed by Modern Plating Company. Based on review of the Sanborn Maps, the Modern Plating facility started at the corner of South Hancock and East Album and then expanded over time eventually to occupy the entire block; (c) Environmental investigation completed at the remediation site identified Tetrachloroethene, Trichloroethene, cis-1,2-Dichloroethene, trans-1,2-Dichloroethene, 1,2,2-Trichloroethane, Antimony, Arsenic, Copper, Cyanide, and Mercury. The predominant VOC contaminant is Trichloroethene, with levels ranging from 0.0764 to 402 parts per million (ppm); and (d) The Phase I Environmental Site Assessment (ESA) identified a number of recognized environmental conditions (RECs) for the site, including 1) former electroplating, galvanizing and enameling operations conducted on the property from the late 1930s to the mid 1980s; 2) undocumented fill materials, primarily dirt and gravel, used to fill the former concrete lined plating pits; and 3) a number of identified pits, trenches, sumps and floor drains observed on both the interior and exterior areas of the property.

**3.c. Sites Ineligible for Funding.** The Album Street Corridor Site A is (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) not subject to the jurisdiction, custody, or control of the United States government.

**3.d. Sites Requiring a Property-Specific Determination.** The Album Street Corridor Site A is not subject to a property-specific determination.

**3.e. Environmental Assessment Required for Cleanup Proposals.** Environmental assessment is complete. The Phase I ESA compliant with ASTM E157-00 was completed in November 2004 as part of the East Side Area Wide Phase I ESA. The ASTM E1527-05 compliant Phase I ESA was updated in November 2011. The Phase II ESA compliant with ASTM E1903-11 was completed in January 2011. Fehr Graham & Associates, Engineering and Science Consultants, completed both the Phase I and Phase II ESAs for Freeport.

**3.f. CERCLA §107 Liability.** The City of Freeport qualified as a bona fide prospective purchaser and is not potentially liable, or affiliated with any other person that is potentially liable for contamination at the Album Street Corridor Site A under CERCLA §107, because the City was not the owner or operator of the Site at the time of treatment or disposal of a hazardous substance at the site and because the City undertook a thorough investigation of the site compliant with All Appropriate Inquiries legislation prior to purchasing the site. The City will meet its continuing obligations to maintain landowner liability protection by 1) complying with land use restrictions and institutional controls; 2) taking reasonable steps with respect to hazardous substance releases; 3) providing full cooperation, assistance, and access to persons that are authorized to conduct response actions or natural resource restoration; 4) complying with information requests and administrative subpoenas; and 5) providing legally required notices.

**3.g. Enforcement or Other Actions.** There are no ongoing or anticipated environmental enforcement actions for Album Street Corridor Site A.

**3.h.i. *Information on Liability and Defenses/Protections.*** The City took ownership the Album Street Corridor Site A by fee simple title on November 16, 2011 when Russell Tipton sold the property to the City. The City has no history of familial, contractual, corporate, or financial relationships or affiliations with the site's prior owners, operators, or potential responsible properties, including the entity from which the City acquired the property.

**3.h.ii. *Timing and/or Contribution toward Hazardous Substances Disposal.*** All the disposal of hazardous substances at the site occurred before the site was acquired by the City and the City did not cause or contribute to any release of hazardous substances at the site. The City has not, at any time, arranged for disposal of hazardous substances at the site or transported hazardous substances to the site.

**3.h.iii. *Pre-Purchase Inquiry.*** Environmental assessment is complete. The Phase I ESA compliant with ASTM E157-00 was completed in November 2004 as part of the East Side Area ESA. The ASTM E1527-05 compliant Phase I ESA was updated in November 2011. The Phase II ESA compliant with ASTM E1903-11 was completed in January 2011. Pre-purchase inquiry at the Site was performed by Fehr-Graham & Associates (FGA) by a qualified professional geologist and environmental engineer on behalf of the City of Freeport.

**3.h.iv. *Post-Acquisition Uses.*** Since acquisition, the property and buildings are vacant, with buildings secured by locked entrances. The City has maintained the property, mowing the grass and removing snow in the winter.

**3.h.v. *Continuing Obligations.*** Since acquiring this site, the City has taken appropriate measures to ensure the site remains uncontaminated until redeveloped. The City prohibits use of the site. No continuing releases exist, but the City is committed to preventing any threatened future releases, identifying any new releases and stopping them if identified. The City enforces the Groundwater Use ordinance passed by City Council in 2004 that prohibits the use of groundwater as a potable water supply in the City other than at specific points of withdrawal, thereby preventing exposure to groundwater contamination from this and other sites. The City also will ensure that remediation and construction activities follow an approved safety plan. The City also prevents any threatened future releases at the site by limiting use of the site until it is redeveloped, and regulating future site occupants through code enforcement and property owner education. The City's municipal code includes provisions for the proper disposal of all types of waste, including hazardous materials, which are enforced by the City's nuisance code inspector. The City also works closely with the Illinois EPA's regional office to address potential violations. The City also has and will continue to comply with all land use restrictions and institutional controls, including the Groundwater Use

Ordinance. The City has and will continue to provide access to the property to its environmental contractors in order to complete cleanup at the property. The City has and will continue to comply with all information requests and administrative subpoenas that have or may be issued in connection with the property and will provide all legally required notices.

**3.i. Petroleum Sites.** Not applicable to hazardous substances cleanup grants.

#### **4. Cleanup Authority and Oversight Structure**

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**4.a. Authority and Oversight.** The Site is enrolled in the Illinois EPA Site Remediation Program (SRP). The SRP provides oversight and approval of remedial activities at the site. During all stages of the cleanup, the City and the SRP work together to develop a strategy that meets all state and federal health and safety standards. Participation in the SRP also helps ensure that institutional controls and monitoring programs are maintained into the future.

**4.b. Access to property for cleanup.** The site is directly accessible by public roadways and access to neighboring properties is not anticipated to be necessary for cleanup. However, should access become necessary, the City does maintain communication with adjacent property owners to ensure access will be available.

#### **5. Cost Share**

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**5.a. Statutory Cost Share.** The twenty percent (20%) match will be met through the following: 1) City general fund; 2) in-kind services from the Public Works department for site preparation and materials hauling; and 3) in-kind services from the Community Development Department for various grant activities. This match contribution will be used for eligible and allowable activities, as approved by USEPA. A resolution by the Freeport City Council authorizing the submittal of this grant also authorizes the City to meet the match requirement. The City is not requesting a hardship waiver.

#### **6. Community Notification**

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Included as attachments to this application are 1) the City Council resolution to pursue grant funding (approved at an open public meeting of the City Council on November 6, 2012); 2) the newspaper advertisement published on October 18, 2012 notifying the public of the City's intent to pursue funding and solicitation of comments (also sent as a press release to regional media outlets); 3) City website announcement of the comment period including links to draft application; 4) summary from the October 24, 2012, meeting of CAPS (Community Activities Partnership Support), a publicly advertised meeting in which information was presented and comments accepted on this grant proposal; 5) the first four pages of the minutes from the November 5, 2012, City Council meeting, which contain a summary of a Public Hearing on this grant proposal; and 6) sign-in sheets from the November 5, 2012, public hearing.

In addition, the City held an Open House on Tuesday, November 13, 2012, to accept comments on this grant proposal. However, no members of the public attended the open house and no comments were submitted. The only comments received were taken and responded to at the October 24, 2012, meeting. Those comments and responses are summarized in the attached summary from that meeting.





**RESOLUTION AUTHORIZING SUBMITTAL OF UNITED STATES  
ENVIRONMENTAL PROTECTION AGENCY BROWNFIELD  
CLEAN-UP GRANT APPLICATIONS (ALBUM STREET CORRIDOR)**

**RESOLUTION NO. R-2012-89**

**WHEREAS**, the City of Freeport is applying to the United States Environmental Protection Agency (USEPA) for three (3) grants to fund Brownfield Clean-up of Lots 1 through 10, Block 8 of Lichtenberger's Addition, Freeport, Illinois (commonly known as "Album Street Corridor Sites"); and

**WHEREAS**, it is necessary that the City complete and file written applications and then enter into a written agreement(s) with the USEPA.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FREEPORT, ILLINOIS** as follows:

**Section 1.** That the foregoing Recitals are not mere preparatory language, but are hereby incorporated in this Section 1 as if said Recitals were fully set forth.

**Section 2.** That the City is hereby authorized to apply for three (3) Two Hundred Thousand Dollar (\$200,000) Grants for the purposes as outlined above under the terms and conditions as required by the United States Environmental Protection Agency and the State of Illinois and hereby agrees to the understandings and assurances contained in said application. Each grant requires matching funds of twenty percent (20%) or Forty Thousand Dollars (\$40,000), for a total of One Hundred Twenty Thousand Dollars (\$120,000), which will be met with a combination of in-kind services and monies from the City's general fund. At least fifty percent (50%) of the local match will be met by in-kind services.

**Section 3.** That the Mayor and City Clerk are authorized to provide such additional information as may be required to accomplish the obtaining of such grants.

**Section 4.** The Corporate Authorities hereby authorize the Mayor and City Clerk of the City of Freeport, as well as any other City official or employee as may be required or convenient, to sign on behalf of the City of Freeport to execute any and all documents necessary for the completion of said application, acceptance of such grant, and execution of grant agreements to fulfill the intent of this Resolution.

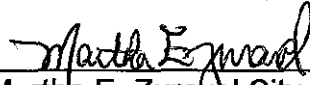
**Section 5.** That the provisions of this Resolution are severable and if any court of competent jurisdiction shall declare any portion of this Resolution to be invalid or unenforceable, said decision shall not affect any portion of this Resolution, other than the part declared invalid or unenforceable. The City Council hereby declares that it would have enacted this Resolution even with the invalid or unenforceable portion deleted.

**Section 6.** This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

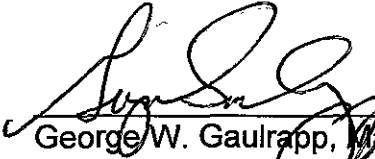
**Section 7.** That this Resolution is expressly adopted pursuant to the Home Rule authority of the City of Freeport under Section 6(a) of Article VII of the Illinois Constitution of 1970, and that all Resolutions or motions in conflict with this Resolution are repealed insofar as they conflict.

**Section 8.** That any resolution or motion in conflict with this Resolution is hereby repealed insofar as it conflicts with this Resolution.

**RESOLVED BY THE CITY COUNCIL OF THE CITY OF FREEPORT,**  
ILLINOIS this 5th day of November, 2012.

  
Martha E. Zuravel City Clerk

**APPROVED** by the Mayor of the City of Freeport, Illinois this 6th day  
of November, 2012.

  
George W. Gaulrapp, Mayor

**ATTACHMENT 2: LETTER FROM ILLINOIS EPA**

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# ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-2829

PAT QUINN, GOVERNOR

JOHN KIM, INTERIM DIRECTOR

November 16, 2012

Ms. Deborah Orr  
U.S. EPA, Region 5  
77 West Jackson Blvd. (SM-7J)  
Chicago, IL 60604-3507

Dear Ms. Orr:

The City of Freeport is applying for the following six grants from U.S. EPA:

1. A \$200,000 Brownfields Assessment Grant for Hazardous Substances;
2. A \$200,000 Brownfields Assessment Grant for Petroleum;
3. A \$200,000 Brownfields Cleanup Grant for Hazardous Substances for Site A: Lots 1, 2, 8, 9 and 10 of Block 8 of Lichtenberger's Addition to the City of Freeport;
4. A \$200,000 Brownfields Cleanup Grant for Hazardous Substances for Site B: Lots 3, 4, and 5 of Block 8 of Lichtenberger's Addition to the City of Freeport;
5. A \$200,000 Brownfields Cleanup Grant for Hazardous Substances for Site C: Lots 6 and 7 of Block 8 of Lichtenberger's Addition to the City of Freeport; and
6. A \$200,000 Area Wide Planning Grant.

The first two grants will be used to perform community-wide assessments. If the City of Freeport identifies properties in the target area potentially contaminated with petroleum, it will seek an eligibility determination from Illinois EPA before conducting site-specific assessments.

Illinois EPA supports the City of Freeport's efforts to obtain federal Brownfields funds for these projects. If you have any questions, please contact me at 217-785-4729 or at [heather.nifong@illinois.gov](mailto:heather.nifong@illinois.gov)

Sincerely,

A handwritten signature in cursive script that reads "Heather Nifong".

Heather Nifong  
Programs Advisor  
Division of Remediation Management

4302 N. Main St., Rockford, IL 61103 (815)987-7760  
595 S. State, Elgin, IL 60123 (847)608-3131  
2125 S. First St., Champaign, IL 61820 (217)278-5800  
2009 Mail St., Collinsville, IL 62234 (618)346-5120

9511 Harrison St., Des Plaines, IL 60016 (847)294-4000  
5407 N. University St., Arbor 113, Peoria, IL 61614 (309)693-5462  
2309 W. Main St., Suite 116, Marion, IL 62959 (618)993-7200  
100 W. Randolph, Suite 11-300, Chicago, IL 60601 (312)814-6026

### **ATTACHMENT 3: LETTERS OF SUPPORT FROM COMMUNITY-BASED ORGANIZATIONS**

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# **CAPS**

**(Community Activities Partnership Support)**  
**10 W Linden, Freeport, IL 61032**

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*Building a Healthy Third Ward Area*

November 9, 2012

Ms. Deborah Orr  
USEPA Region 5  
77 West Jackson Boulevard (SM-7J)  
Chicago, Illinois 60604-3507

Dear Ms. Orr:

CAPS (Community Activities Partnership Support) is a resident-led organization that works on neighborhood improvement projects in Freeport's Third Ward. Our group was formed as a result of the Third Ward Health Monitoring Study completed through the City of Freeport's Brownfields Program. We are actively working with the City of Freeport and the Stephenson County Health Department to improve neighborhood health and vitality. Freeport's Third Ward is an Environmental Justice community. In our city, brownfields disproportionately impact people of color and people with limited economic resources. This is why the resident-led CAPS group is so important; it is crucial that decisions regarding neighborhood issues are made with the full participation, input, and support of residents who are most impacted.

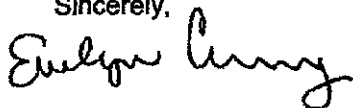
We urge USEPA's support and funding of the City of Freeport's grants, which will help to continue the work of CAPS in improving neighborhood conditions in the City's Third Ward.

Over the next three years, we will work with Freeport's Brownfields Program in the following ways:

1. By participating in community outreach efforts designed to ensure active participation and decision-making among Third Ward residents. This will involve the contribution of approximately 32 individuals for a total effort of 3,456 hours over three years, for an in-kind equivalent of \$55,296.
2. By participating in continued Brownfields planning and implementation efforts in the Downtown/Riverfront/Third Ward neighborhoods. This commitment will include, at minimum, approximately 2,304 hours over three years, for an in-kind equivalent of \$36,864.

If you have any questions or need additional information, please feel free to contact us at 815/235-8271 or [evelyn.curry@aeroinc.net](mailto:evelyn.curry@aeroinc.net) or [craig.beintema@aeroinc.net](mailto:craig.beintema@aeroinc.net)

Sincerely,



Evelyn Curry

Co-chair, CAPS



Craig Beintema

Public Health Administrator

Stephenson County Health Department



**CITY OF FREEPORT**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**

City Hall Building • 524 West Stephenson Street, Suite 330 • Freeport, IL 61032  
Telephone (815) 235-8202 • Fax (815) 599-5819

November 30, 2012

Ms. Deborah Orr  
USEPA Region 5  
77 West Jackson Boulevard (SM-7J)  
Chicago, Illinois 60604-3507

Dear Ms Orr:

As part of the City's Brownfield Initiative -- specifically our redevelopment efforts in the Rawleigh corridor -- the City of Freeport has assembled an Advisory Team to work with City staff and planners to ensure community interests and stakeholder needs are at the forefront of our efforts.

This team is composed of fifteen members representing a broad array of community based organizations, private sector, economic development, and neighborhood stakeholders. I work collaboratively with our professional planners to facilitate the work of this Team.

Riverfront Advisory Team Members include:

- Jessica Caddell, Freeport Art Museum
- Kevin Cooley, Pretzel City Transit
- Peter Flynn, At-large member
- Ron Mattson, At-large member
- Bob Nickels, Prospering Together
- Taylor Rockwell, At-large member
- Danielle Rogers, Freeport Downtown Development Foundation
- James Rhyne, Boys & Girls Club
- Connie Sorn, Freeport Stephenson County Convention & Visitors Bureau
- Janet Vrtol, Workforce Investment Board
- Mark Winter, Winter Construction
- Dave Young, Northwest Illinois Development Alliance
- Larry Williams, Housing Authority of the City of Freeport
- Connie Witte, Witte Architects
- Joel Zirkle, Fehr-Graham & Associates

This team holds quarterly meetings, as well as subcommittee meetings throughout the year, for the equivalent of \$14,400 per year. However, some of the members of this team have submitted separate leverage letters for their organizations. The total leveraged amount from other team members is \$11,520.

If you have any questions or need additional information, please feel free to contact me.

Kind regards,

Shelly R. Griswold  
Community Development Director





Jo Daviess County 204 N Vine St, Elizabeth IL 61028 • 815.858.2273  
Stephenson County 2998 W Pearl City Rd, Freeport IL 61032 • 815.235.4125  
Winnebago County 1040 N Second St, Rockford IL 61107 • 815.986.4357

*Serving Jo Daviess, Stephenson and Winnebago Counties*

In addition to describing my own contributions, I am providing this letter on behalf of the Food Enterprise Center Advisory Team which is overseeing the establishment of this Center, targeted to begin operations in 2014. The Advisory Team is composed of 16 members representing a broad array of community based organizations, private sector, economic development, and neighborhood stakeholders. Shelly Griswold at the City and I collaboratively facilitate the work of this Team.

Advisory Team Members include:

- Tim Hood, Highland Community College Vice President and Team Chair
- Shelly Griswold, City of Freeport Community Development
- Margaret Larson, University of Illinois Extension
- Dan Metzger, Garlic Farmer
- James Unga, CareerTec Culinary Instructor
- Penny Peterson, Farmer
- Jen Newendyke, CareerTec
- Monica Pierce, Freeport School District
- Larry Main, Farm Credit Services
- Duane Eilders, Stephenson County Health Department
- Theresa Wittenauer, Blackhawk Hills RC&D
- Bruce Johnson, Farm Bureau
- Shawn Boldt, City of Freeport Alderman and SYSCO employee
- Martha Furst, Furst McNess (agricultural products processor in the Riverfront area)
- Joy Sellers, Sellnoir Catering – an East Side food business
- Greta Harrell, At-Large
- Nikki Keltner, University of Illinois Extension

As part of the proposed scope of the Area Wide Planning grant, the Advisory Team will participate in four quarterly meetings along with preparation and follow-up activities between meetings committing approximately 640 hours per year—the equivalent of \$15,360 per year (\$30,720 over the 2-year grant).

We hope that funders will give this application a very long look and put consideration into the need for this funding to support the food economy and downtown riverfront revitalization in Freeport. We are committed to beginning our part of the work plan as soon as this grant may be awarded.

Sincerely,

Margaret Larson  
County Director  
[mklarson@illinois.edu](mailto:mklarson@illinois.edu)

<http://web.extension.illinois.edu/jsw>

University of Illinois at Urbana-Champaign College of Agricultural, Consumer and Environmental Sciences  
United States Department of Agriculture • Local Extension Councils Cooperating

*University of Illinois Extension provides equal opportunities in programs and employment.*



northwest illinois development alliance

November 15, 2012

Ms. Deborah Orr  
USEPA Region 5  
77 West Jackson Boulevard (SM-7J)  
Chicago, IL 60604-3507

Re: Brownfields Areawide Planning, Assessment and Cleanup Grant

The Northwest Illinois Development Alliance is an economic development organization that seeks to maintain, expand and diversify the economic base of the Freeport and Stephenson County and northwest Illinois area. Our organization strongly supports the City of Freeport's Brownfields program and has had an active role for more than ten years.

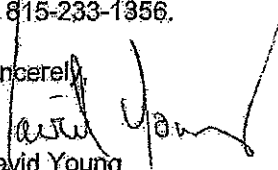
We strongly urge the USEPA's support and funding of the City of Freeport's applications for Brownfields Areawide Planning, Assessment, and Cleanup Grants, which will enable us to continue our efforts to transform abandoned, environmentally contaminated sites to useful, productive properties in our community, creating jobs and economic opportunities for residents.

Over the next three years, we will contribute to Freeport's Brownfields program in the following ways:

1. By serving as a member of the Riverfront Advisory Committee, which focuses on planning and implementation efforts for the riverfront/downtown area – the area of highest brownfield concentration in the city. This commitment will include, at minimum, participation in quarterly advisory committee meetings totaling approximately 24 hours over three years, for an in-kind equivalent of \$1,200.00
2. By working with the City of Freeport on planning for the financing of redevelopment, and on developer recruitment. This commitment will include, at minimum, approximately 120 hours over three years, for an in-kind equivalent of \$6,000.00
3. By participating in stakeholder outreach efforts for the purpose of setting brownfield assessment priorities. This commitment will include, at minimum, approximately 24 hours over three years, for an in-kind equivalent of \$1,200.00.

If you have any questions or need additional information, please feel free to contact me at 815-233-1356.

Sincerely,

  
David Young  
Executive Director

27 W. Stephenson St., Freeport, IL 61032 Phone 815.233.1350 Fax 815.235.4038  
[www.freeport-il-econ-dev.com](http://www.freeport-il-econ-dev.com)



To Whom It May Concern:

November 19, 2012

Freeport Downtown Development Foundation, a partnership for the future, is a not-for-profit corporation committed to the ongoing enhancement of business, facilities, infrastructure, real estate, neighborhoods, and environment of the city's central district, thereby growing the economic base, improving the quality of life and promoting the entire downtown Freeport community. Our organization strongly supports the City of Freeport's Brownfields program and has had an active role for several years.

We strongly urge the USEPA's support and funding of the City of Freeport's applications for Brownfields Areawide Planning, Assessment, and Cleanup Grants, which will enable us to continue our efforts to transform abandoned, environmentally contaminated sites to useful, productive properties in our community, creating jobs and economic opportunities in Freeport's downtown.

Over the next three years, we will contribute to Freeport's Brownfields program in the following ways:

1. By serving as a member of the Riverfront Advisory Committee, which focuses on planning and implementation efforts for the riverfront/downtown area – the area of highest brownfield concentration in the city. This commitment will include, at minimum, participation in quarterly advisory committee meetings totaling approximately 24 hours over three years, for an in-kind equivalent of \$500.
2. By working with the City of Freeport on planning for the financing of redevelopment, and on developer and tenant recruitment. This commitment will include, at minimum, approximately 60 hours over three years, for an in-kind equivalent of \$1,200.
3. By participating in stakeholder outreach efforts for the purpose of setting brownfield assessment priorities. This commitment will include, at minimum, approximately 30 hours over three years, for an in-kind equivalent of \$600.

If you have any questions or need additional information, please feel free to contact me at 815-232-9000.

Sincerely,

Danielle Rogers  
Executive Director  
Freeport Downtown Development Foundation  
27 W Stephenson St.  
Freeport, IL 61032



# **Friends of the Pecatonica River Foundation**

**Visit us on the river or online at:**

**[www.pecriver.org](http://www.pecriver.org)**

50 W. Douglas Street - Suite 1002  
Freeport, Illinois 61032

## **Board of Directors**

**President**  
Joe Ginger

**Vice President**  
Jim Leamy

**Treasurer**  
Lee Butler

**Secretary**  
Joe Green, Jr.

**Governmental Liaison**  
Roger Schamberger

**Fund Raising**  
John Ritz

**Site Development**  
Joe Green

**Safety & Environmental**

**Endowment & Capital Funds**  
Mark Keister

November 9, 2012

Ms. Deborah Orr  
USEPA Region 5  
77 West Jackson Boulevard (SM-7J)  
Chicago, Illinois 60604-3507

Dear Ms. Orr:

The Mission of the Friends of the Pecatonica River Foundation (FPRF) is to preserve, protect, and foster the vitality of the Pecatonica River for the plant, animal, and human communities within the watershed in Stephenson County, Illinois. We strongly urge the USEPA's support and funding of the City of Freeport's applications for Brownfield's Area wide Planning, Assessment, and Cleanup Grants.

Our organization has partnered with the City in planning for the riverfront/third ward area, which is the subject of the City's grant application. Specifically, we recently developed a Blueways Trails Plan for the Pecatonica River in cooperation with the National Park Service. In addition, we recently held a volunteer work day in which we performed cleanup, maintenance, and landscaping tasks to improve the Tutty's Crossing site along the riverfront in Downtown Freeport. We are committed to river conservation and to enhancing recreational opportunities on the river and in the surrounding areas. This commitment is complementary to the City's goals of assessing, cleaning up, and redeveloping brownfields sites in the downtown/riverfront/third ward neighborhoods.

Over the next three years, we will contribute to Freeport's Brownfields program in the following ways:

1. By participating in stakeholder outreach efforts for the purpose of setting brownfield assessment priorities. This commitment will include, at minimum, approximately 360 hours over three years, for an in-kind equivalent of \$9,000.00.
2. By participation in coordination between brownfield cleanup activities and trail planning, fundraising, and construction activities. This commitment will include, at minimum, approximately 4,096 hours over three years, for an in-kind equivalent of \$102,400.00.
3. By participation in cleanup, construction, and other recreation-related activities, mobilizing volunteers and other resources to improve properties within the third ward riverfront area. This commitment will include, at minimum, approximately 6144 hours over three years, for an in-kind equivalent of \$153,600.00.

If you have any questions or need additional information, please feel free to contact me at 815-238-7888 or [rscham@hotmail.com](mailto:rscham@hotmail.com).

Sincerely  
FRIENDS OF THE PECATONICA RIVER FOUNDATION

*Roger Schamberger*

Roger Schamberger  
Cc: FPRF Board Members

The mission of FPRF is to preserve, protect, and foster the vitality of the Pecatonica River for the plant, animal, and human communities within the watershed in Stephenson County, Illinois.



## **NORTHWEST ILLINOIS TRAILS FOUNDATION**

% Freeport/Stephenson County CVB  
4596 US Highway 20 East, Freeport, IL 61032  
815-233-1357

November 14, 2012

Ms. Deborah Orr  
USEPA Region 5  
77 West Jackson Boulevard (SM-7J)  
Chicago, IL 60604-3507

Dear Ms. Orr:

Northwest Illinois Trails Foundation is an organization that provides financial support for amenities and improvements on the land and water trails in Stephenson County and Northwest Illinois. We strongly urge the USEPA's support and funding of the City of Freeport's applications for Brownfields Areawide Planning, Assessment, and Cleanup Grants.

Our organization has partnered with the City in planning for the riverfront/third ward area, which is the subject of the City's grant application. We recently held a volunteer work day which included cleanup, maintenance, and landscaping tasks to improve the Tutty's Crossing site along the riverfront in Downtown Freeport. We are committed to river conservation and to enhancing trail-related recreational opportunities. This commitment is complementary to the City's goals of assessing, cleaning up, and redeveloping brownfields sites in the downtown/riverfront/third ward neighborhoods.

Over the next three years, we will contribute to Freeport's Brownfields program in the following ways:

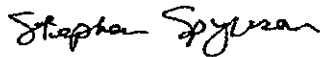
- By participating in stakeholder outreach efforts for the purpose of setting brownfield assessment priorities. This commitment will include, at minimum,

approximately 76 hours over three years, for an in-kind equivalent of \$3,377.

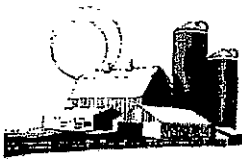
- By participation in coordination between brownfield cleanup activities and trail planning, fundraising, and construction activities. This commitment will include, at minimum, approximately 136 hours over three years, for an in-kind equivalent of \$5,453.
- By participation in cleanup, construction, and other recreation-related activities, mobilizing volunteers and other resources to improve properties within the third ward riverfront area. This commitment will include, at minimum, approximately 200 hours over three years, for an in-kind equivalent of \$7,422.

If you have any questions or need additional information, please feel free to contact me at 815-232-7012.

Sincerely,



Stephen D. Spyrisson DDS  
President, Northwest Illinois Trails Foundation



## ***Stephenson County Farm Bureau®***

**210 W. Spring Street, Freeport IL 61032-4346**

**Phone: (815) 232-3186**

**Fax: (815) 232-0016**

**E-mail: [stephfb@aeroinc.net](mailto:stephfb@aeroinc.net)**

**Website: [www.stephensoncfb.org](http://www.stephensoncfb.org)**

***SCFB Mission - "To Educate and Advocate for Agriculture"***

November 13, 2012

Ms. Deborah Orr  
USEPA Region 5  
77 West Jackson Boulevard (SM-7J)  
Chicago, IL 60604-3507

Dear Ms. Orr:

The Stephenson County Farm Bureau has been actively involved in local foods promotion and development efforts in northwest Illinois for the past eight years. Since 2008, we have partnered with the City of Freeport and other organizations on local foods efforts. We are committed to our continued partnership with the City of Freeport in planning and implementing redevelopment of brownfields sites for local foods projects along the downtown riverfront corridor.

I am writing to urge USEPA's support and funding of the City of Freeport's grants, which will help enable the continued planning and implementation of the Food Enterprise Center and other local foods efforts in Freeport's riverfront district. This area and the surrounding neighborhoods have been identified as part of a food desert. The market component of the Food Enterprise Center is aimed at providing fresh, local foods to residents living in this food desert. The project overall is aimed at providing economic opportunities for people in the surrounding neighborhoods, which are characterized by a high concentration of poverty.

Over the next three years, we will contribute to Freeport's Brownfields program in the following ways:

1. By participating on the Food Enterprise Center Regional Advisory Committee, a commitment which will include, at minimum, approximately 25 hours over three years for an in-kind equivalent of \$750.
2. By participating in continued Brownfields planning and implementation efforts in the downtown, riverfront, and third ward neighborhoods. This commitment will include, at minimum, approximately 100 hours over three years for an in-kind equivalent of \$3000.

Our organization has played a role in facilitating visits to existing initiatives in the Chicago area and elsewhere, and my previous experiences in facilitating adaptive reuse of vacant facilities for a year-round farmers market in a nearby city give me encouragement for the promising opportunities awaiting Freeport through this initiative.

I thank you for your consideration of funding for the City of Freeport in this exciting new project. If you have any questions or need additional information, please feel free to contact me at (815) 232-3186 or (815) 499-9387.

Sincerely,

Bruce A. Johnson  
Manager





November 8, 2012

Ms. Shelly Griswold, Community Development Director  
City of Freeport  
524 West Stephenson St.  
Freeport, IL 61032

Dear Ms. Griswold,

The Jane Addams Trail Commission is an intergovernmental agency which manages the development and operation of the recreational trail from the Tutty's Crossing trailhead in downtown Freeport to the Wisconsin stateline where it joins the Badger Trail to Madison, Wisconsin. The Jane Addams Trail connects to the planned Pecatonica Prairie Trail at the Tutty's Crossing trailhead, which will then continue on through areas impacted by the proposed brownfield cleanup, linking Freeport to Rockford, Illinois. Both trail commissions comprise, as member agencies, the City of Freeport, Freeport Park District and Stephenson County. Both trails themselves are important sections of the Department of Natural Resources' *Grand Illinois Trail* plan. The *Grand Illinois Trail* concept is an integrated system of trails which will eventually span 500 miles across northern Illinois from Lake Michigan to the Mississippi River.

We strongly urge the USEPA's support and funding of the City of Freeport's applications for Brownfields Areawide Planning, Assessment, and Cleanup Grants. The Pecatonica Prairie Trail section within the City of Freeport is planned for the East Side neighborhood. This area is home to a number of abandoned industrial sites with recognized environmental conditions that hamper redevelopment and reuse. Assessment and cleanup of a number of these sites is critical to our ability to construct this portion of the Pecatonica Prairie Trail.

Over the next three years, we will contribute to Freeport's Brownfields program in the following ways:

1. By participating in stakeholder outreach efforts for the purpose of setting brownfield assessment priorities. This commitment will include, at minimum, approximately 24 hours over three years, for an in-kind equivalent of \$1200
2. By participation in coordination between brownfield cleanup activities and trail planning, fundraising, and construction activities. This commitment will include, at minimum, approximately 36 hours over three years, for an in-kind equivalent of \$1,800.

If you have any questions or need additional information, please feel free to contact me at 815-235-6114.

Sincerely,

Steve Ehlbeck, Chairman  
Jane Addams Trail Commission  
c/o Freeport Park District  
P.O. box 417  
Freeport, IL 61032

Stephenson County-Pecatonica Prairie Path Commission

c/o  
Freeport Park District  
P.O. Box 417  
Freeport, IL 61032

November 8, 2012

Ms. Shelly Griswold, Community Development Director  
City of Freeport  
524 West Stephenson St.  
Freeport, IL 61032

Dear Ms. Griswold,

The Stephenson County-Pecatonica Prairie Path Commission is charged with development and maintenance of the Stephenson County portion of the Pecatonica Prairie Trail from downtown Freeport, Illinois, to downtown Rockford, Illinois. We strongly urge the USEPA's support and funding of the City of Freeport's applications for Brownfields Areawide Planning, Assessment, and Cleanup Grants. The Pecatonica Prairie Trail section within the City of Freeport is planned for the East Side neighborhood. This area is home to a number of abandoned industrial sites with recognized environmental conditions that hamper redevelopment and reuse. Assessment and cleanup of a number of these sites is critical to our ability to construct this portion of the Pecatonica Prairie Trail. Cleanup of these sites would also allow a change in the trail route which eliminates the need for two river crossing trail bridges, saving over \$1 million in trail construction costs.

I urge USEPA's support and funding of the City of Freeport's grants, which will help enable the continued planning and implementation of the Pecatonica Prairie Trail through the City's East Side neighborhood.

Over the next three years, we will contribute to Freeport's Brownfields program in the following ways:

1. By participating in stakeholder outreach efforts for the purpose of setting brownfield assessment priorities. This commitment will include, at minimum, approximately 24 hours over three years, for an in-kind equivalent of \$1200
2. By participation in coordination between brownfield cleanup activities and trail planning, fundraising, and construction activities. This commitment will include, at minimum, approximately 36 hours over three years, for an in-kind equivalent of \$1,800.

If you have any questions or need additional information, please feel free to contact me at 815-235-6114.

Sincerely,



Steve Ehlbeck, Chairman  
Stephenson County-Pecatonica Prairie Path Commission



**Freeport/Stephenson County Convention  
and Visitors Bureau**

4596 US Route 20 East • Freeport, Illinois 61032  
815/233-1357 • 800/369-2955  
Fax: 815/233-1358

E-Mail: [stephcvb@aeroinc.net](mailto:stephcvb@aeroinc.net)  
Web: [www.stephenson-county-il.org](http://www.stephenson-county-il.org)

November 8, 2012

Ms. Deborah Orr  
USEPA Region 5  
77 West Jackson Boulevard (SM-7J)  
Chicago, IL 60604-3507

Dear Ms. Orr:

The mission of the Freeport/Stephenson County Convention and Visitors Bureau is to contribute to the long term economic well being of our area by promoting the tourism opportunities that are available. As part of that mission, our organization strongly supports the City of Freeport's Brownfields program and has had an active role in local efforts for several years.

We strongly urge the USEPA's support and funding of the City of Freeport's applications for Brownfields Area-wide Planning, Assessment, and Cleanup Grants, which will enable us to continue our efforts to transform abandoned, environmentally contaminated sites to useful, productive properties in our community, creating jobs and economic opportunities for residents, and tourism and recreation opportunities for residents and visitors.

Over the next three years, we will contribute to Freeport's Brownfields program:

- by serving as a member of the Riverfront Advisory Committee which focuses on planning and implementation efforts for the riverfront/downtown area – the area of highest brownfield concentration in the city. This commitment will include, at minimum, participation in quarterly advisory committee meetings totaling approximately 24 hours over three years, for an in-kind equivalent of \$720; and
- by participating in stakeholder outreach efforts for the purpose of setting brownfield assessment priorities. This commitment will include, at minimum, approximately 50 hours over three years, for an in-kind equivalent of \$1500.

If you have any questions or need additional information, please feel free to contact me at 815-233-1357.

Sincerely,

**FREEPORT/STEPHENSON COUNTY CONVENTION AND VISITORS BUREAU**

A handwritten signature in cursive script that reads "Connie Som".

Connie Som  
Executive Director



Midwest Intellectual Property  
Management Institute

*People • Patents • Progress*

1506 River Drive  
Moline, IL 61265  
Office: 309-764-3988  
Fax: 309-762-9123  
[www.MidwestIPI.com](http://www.MidwestIPI.com)

November 30, 2012

Ms. Deborah Orr  
USEPA Region 5  
77 West Jackson Boulevard (SM-7J)  
Chicago, Illinois 60604-3507

Dear Ms. Orr:

The Midwest Intellectual Property Management Institute (IP Institute) is a not-for-profit that creates quality employment by identifying and developing underutilized intellectual property—primarily from market-proven patents—and by focusing the region's world-class retired talent on business growth and success.

Our mission is to promote economic development in the Northwest Illinois-Eastern Iowa region and as such, we are supporting the City of Freeport's development of a business incubator at the Rawleigh Complex by advising on regional talent and technology assets.

The IP Institute is focused on a few key drivers of our regional economy:

- 10,000 Americans turn 65 every day, taking their expertise with them as they retire, yet many are seeking meaningful ways to continue to use these talents.
- Thousands of underutilized patents exist in the Midwest, as do dozens of Fortune 1,000 headquarters, world renowned research institutions, and an unparalleled talent and labor pool.

The IP Institute welcomes the opportunity to advise the City of Freeport on economic development strategies as part of the Freeport Riverfront Enterprise Initiative. We strongly support the City's pursuit of USEPA Brownfield Assessment, Clean-up, and Area-wide Planning grants toward this end. Our role, should these grants be awarded, would be to serve as a resource to advise the City in development of economic development strategies around leveraging technology and talent assets to support business incubation and development on the riverfront and beyond.

Now is the time to transform the "Caught in the Middle" Midwest region to meet the demands of the 21st Century global economy—leveraging these assets to create significant competitive advantage for the Midwest, resulting in innovative, growing companies and great jobs. The City of Freeport is promoting a cutting edge strategy to promote this kind of economic development through its brownfields program.

Best regards,

IP INSTITUTE

William A. Ratzburg  
Executive Director  
[WRatzburg@MidwestIPI.com](mailto:WRatzburg@MidwestIPI.com)

## PUBLIC HEALTH FOUNDATION OF NORTHWEST ILLINOIS

*In support of the mission of the Stephenson County Health Department*

CRAIG BEINTEMA, MS, LEHP, CPHA  
Executive Director

10 W. Linden Street  
Freeport, IL 61032-3310  
(815) 235-8274  
FAX: (815) 599-8443

November 29, 2012

Ms. Deborah Orr  
USEPA Region 5  
77 West Jackson Boulevard (SM-7J)  
Chicago, Illinois 60604-3507

Dear Ms Orr:

As the Executive Director of the Public Health Foundation of Northwest Illinois, as well as the Administrator of the Stephenson County Health Department, I understand the need for a healthy, sustainable environment to protect the County's residents and to bolster our public health and economic growth. As the Executive Director of the Public Health Foundation I see a clear need for further area-wide planning within the Third Ward, focused on catalytic sites including the Rawleigh Complex, Tutty's Crossing, CMC Heartland, and Album Street Corridor. I extend my full support in the City's pursuit of the US EPA Brownfields Area-Wide Planning Grant.

The Public Health Foundation of Northwest Illinois, a 501c3 organization supports the Stephenson County Health Department and its missions. At a time when State and Federal grant money is increasingly hard to come by, the Public Health Foundation allows people to give tax-deductible donations to augment various programs and projects at the Stephenson County Health Department that might otherwise be under-funded, or unfunded altogether.

The Foundation has received funding from several sources including the United Way, Illinois Department of Public Health, and the Illinois Department of Human Services. The Foundation is governed by an 11-member board with daily operations overseen by me in my position as Executive Director as well as by Registered Agent/Fiscal Manager John Kowalke. Both John and I serve the Foundation through our employment with the Stephenson County Health Department.

Through the Area-Wide Planning Grant, the City is proposing to sub-grant funding to the Public Health Foundation. This sub-grant would be used to facilitate meaningful engagement of Third Ward residents in the planning process. I strongly encourage this funding to help sustain momentum we have built in engaging Third Ward residents in community revitalization.

Sincerely,



Craig Beintema, MS, LEHP, CPHA  
Executive Director

# Prospering Together

November 30, 2012

Ms. Deborah Orr  
USEPA Region 5  
77 West Jackson Boulevard (SM-7J)  
Chicago, IL 60604-3507

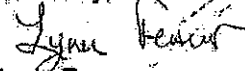
Re: Brownfields Areawide Planning, Assessment and Cleanup Grant

The Prospering Together Community Strategic plan was formed for all of Stephenson County due to a county-wide planning effort begun in June 2011. Over 50 listen and learn sessions were attended by over 600 people from all over the county, and over 600 people also completed an online survey. Well over 1000 volunteer hours were spent completing the plan. All of these people have come together to help facilitate collaboration and cooperation amongst government, institutions, agencies, and citizens, and to help the county prosper and grow.

We strongly urge the USEPA's support and funding of the City of Freeport's applications for Brownfields Areawide Planning, Assessment, and Cleanup Grants, which will enable us to continue our efforts to transform abandoned, environmentally contaminated sites to useful, productive properties in our community, creating jobs and economic opportunities for residents.

If you have any questions or need additional information, please feel free to contact me at 815-235-9530.

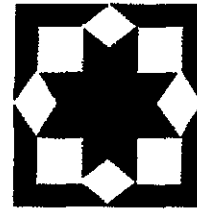
Sincerely,

  
Lynn Feaver  
PT Staff Chairman

## STEPHENSON COUNTY HEALTH DEPARTMENT

*Building a Healthy Community*

[www.stephensonhealth.com](http://www.stephensonhealth.com)



CRAIG BEINTEMA, MS, LEHP  
Public Health Administrator

10 W. Linden Street  
Freeport, IL 61032-3310  
(815) 235-8271  
FAX: (815) 232-7160

November 26, 2012

The Honorable George Gaulrapp  
Mayor, City of Freeport  
230 West Stephenson St.  
Freeport, Illinois 61032

Dear Mayor Gaulrapp:

As the Administrator of the Stephenson County Health Department, I understand the need for a healthy, sustainable environment to protect the County's residents and to bolster our public health and economic growth. I would like to offer my support in your pursuit of funding from the United States Environmental Protection Agency for two Brownfields Assessment Grants, an area-wide planning grant and for USEPA Brownfields Cleanup Grants. As a member of the Brownfield Project Management Team and Coordinator of a Healthy Neighborhoods Project, I can see the need for further assessment, area-wide planning and cleanup throughout Freeport and in the Album Street Corridor.

For the last 30 months over 500 hours have been used to study and implement a Healthy Neighborhood Project. The study showed an increased need of jobs, neighborhood cleanups, transportation, various health screenings, property maintenance, and access to care and additional recreational opportunities. Additional citizen focus groups indicated a need for jobs and retail development within the area. The next stage of the project formulated action items through a local citizens group called CAPS (Community Activities Partnership Support). CAPS meets on a monthly basis to both monitor results and plan for further activities. Much more planning is needed to initiate action items. By participating in continued Brownfields planning and implementation efforts, our commitment will include, at minimum, approximately 2,304 hours over three years, for an in-kind equivalent of \$36,864.

The revitalization of these old neighborhoods and abandoned industrial sites is crucial for the economic redevelopment of these areas. I know that the City of Freeport is dedicated to revitalizing all types of contaminated land to productive economic and/or green space use, but it can't be done without financial help.

Sincerely,

Craig Beintema, MS, LEHP, CPHA  
Public Health Administrator



THE UNIVERSITY  
of  
**WISCONSIN**  
MADISON

November 30, 2012

Ms. Deborah Orr  
USEPA Region 5  
77 West Jackson Boulevard (SM-7J)  
Chicago, Illinois 60604-3507

Dear Ms Orr:

The Department of Urban and Regional Planning (URPL) is a graduate program at the University of Wisconsin -- Madison committed to deploying our cutting-edge research and educational resources to help address planning issues in our region. As part of the graduate student curriculum, students must complete the Planning Workshop, a service-learning course where students can apply their developing skills to real world projects.

In the fall of 2013, the Planning Workshop will focus on the City of Freeport, Illinois' *Riverfront Enterprise Initiative*, contributing directly to the proposed work plan proposed through the City of Freeport's Brownfields Area-Wide Planning Grant (AWP Grant). The Workshop will provide a unique opportunity for URPL students to advance a project intended to reposition a regional economy and redevelop the core of a Midwest industrial city.

As faculty advisor for Planning Workshop, the value of my time contribution to the AWP Grant Work Plan is \$19,000. Additionally, the estimated in-kind value of the deliverables that the Planning Workshop students will be producing is \$50,000. The Workshop deliverables that students will produce are carefully designed both to create dynamic learning opportunities for students but also to produce highly valuable services and research that the City of Freeport will actively use to advance riverfront redevelopment and reuse of brownfields.

In addition to the AWP Grant, the work of this Workshop will also support the community engagement component of the proposed Assessment and Cleanup Grants the City is simultaneously pursuing. I urge your positive disposition towards all these proposals.

Sincerely,

Alfonso Morales  
Associate Professor of Urban and Regional Planning



November 30, 2012

Ms. Deborah Orr  
USEPA Region 5  
77 West Jackson Boulevard (SM-7J)  
Chicago, Illinois 60604-3507

Dear Ms Orr:

I am pleased to support the City of Freeport's applications for USEPA funding, including the Brownfields Area-Wide Planning grant as well as two Assessment grants and three Cleanup grants for sites in the Album Street Corridor.

The University of Illinois Extension has been very involved for over eight years in efforts to grow and expand our local food system. Over the past five years, we have developed a very strong relationship with the City of Freeport in efforts to both support local foods and promote riverfront redevelopment based on supporting a cluster of food-related businesses in our downtown riverfront, including at the Rawleigh Complex brownfield site.

This past summer, we partnered with the City to produce the USDA-funded Food Enterprise Center Market Analysis and Business Plan and which charts our course for creating this Center, proposed to be located at Rawleigh. The Food Enterprise Center will provide for a targeted approach to initiating redevelopment, revitalization, product development, marketing, branding, and small business start-up activities for food businesses in the region.

This proposed USEPA funding will be critical to our community's and region's efforts to facilitate this mixed-use project and build our regional economic development strategy around local food.

My office (including me personally) will be supporting the Area Wide Planning Grant scope of work by participating in at least monthly meetings or teleconferences related to continued development of local foods-oriented projects in the Riverfront Enterprise area, including focused on the Food Enterprise Center at Rawleigh. Between meetings, we will be supporting a number of work plan tasks in our role as experts and facilitators of local food system development for this region. This work includes:

- Developing a program of education, training, and small business development including a focus on low income and minority users of the Center
- Connecting food producers in the region and assisting with recruiting users of the Center
- Conducting educational programs for both producers and the public to support food system and food business development.

This effort will act as leverage for the other proposals the City is pursuing for Assessment and Cleanup funding in this riverfront area, as our efforts (as part of a broad community partnership) are helping to drive the overall revitalization of this area. I estimate the in-kind contribution of this time as \$10,000 annually, or \$20,000 over the course of the AWP grant.

<http://web.extension.illinois.edu/jsw>

## **ATTACHMENT 4: DOCUMENTATION OF COMMUNITY NOTIFICATION**

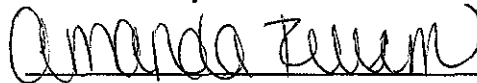
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## Certificate of Publication

STATE OF ILLINOIS,  
County of Stephenson, } ss.

I, Amanda Rubin do hereby certify that I am the authorized agent of **THE JOURNAL-STANDARD**, an Illinois corporation, publisher of **THE JOURNAL-STANDARD**, a secular daily newspaper regularly published in the City of Freeport, in the County of Stephenson and State of Illinois, for more than one year prior to the first publication of the attached notice, and a newspaper of general circulation, and of general circulation in the County of Stephenson and State of Illinois, and that the affixed notice (or advertisement) has been published for 1 successive issues/weeks in said newspaper, the first insertion being on the 18th day of October A.D. 2012 and the last on the day of October 18, A.D. 2012 for which I charge \$74.05.

In Witness Whereof, I have hereunto set my hand, at Freeport, in said County and State of, this 25th day of October A.D. 2012.



Authorized Agent, **The Journal-Standard**

\*Notice of which the one hereto attached is a true and correct copy.

Billing Name: City of Freeport

Ad Description: Album Street Corridor Cleanup

The City of Freeport is applying for funding through the United States Environmental Protection Agency's Brownfields Cleanup Grant Program to perform environmental cleanup on the Album Street Corridor, Freeport, Illinois. A draft of the applications will be available for public viewing at City Hall and at the Freeport Public Library from October 24, 2012 through November 16, 2012 and at the City's website at <http://www.cityoffreeport.org>. Public comments on the City's applications may be directed to Community Development Director, City of Freeport, 524 West Stephenson Street, Suite 330, Freeport, Illinois, faxed to (815) 599-5819, or emailed to [sgriswold@cityoffreeport.org](mailto:sgriswold@cityoffreeport.org) on or before November 16, 2012. There will be three opportunities for public comment on the applications: 1) On Wednesday, October 24, 2012, at 5:30 pm at the Freeport Public Library, 2nd Floor Board Room, 100 East Douglas Street, Freeport, Illinois, as part of the CAPS Neighborhood meeting; 2) on Monday, November 5, 2012, at 6:00 pm, Freeport City Hall, 3rd Floor Council Chambers, 524 West Stephenson Street, Freeport, Illinois, at the beginning of the City Council meeting; and 3) On Tuesday, November 13, 2012, from 2:00 to 4:00 pm in the office of the Community Development Director, Freeport City Hall, 524 West Stephenson Street, Suite 330, Freeport, Illinois, during the Brownfields Grant Application Open House.

10/18; 1T



## Departments/Services

### Administrative Services

Mayor  
City Clerk  
City Treasurer  
Corporation Counsel

### Emergency Services

Fire Department  
Police Department

### Departments

Community Development  
Finance  
Human Resources  
Public Works/  
Street Department  
Water & Sewer

Directions to City Hall

Library

## Community Development Department

**Shelly Griswold**  
Director

**Community Development**  
City Hall Building  
524 W. Stephenson Street  
Freeport, IL 61032

**Phone:** (815) 235-8202  
**Fax:** (815) 235-8874  
**Email:** [sgriswold@cityoffreeport.org](mailto:sgriswold@cityoffreeport.org)

**Office Hours:**  
8:30 a.m. - 4:30 p.m.  
Monday – Friday

**Search Site:**

**GO**

### Quick Links

- > Meeting Calendar
- > E-Packets
- > Codified Ordinances
- > Forms
- > FAQs
- > Regional Media
- > Chamber of Commerce
- > Freeport Area Economic Development Foundation
- > Freeport/Stephenson County Visitor's Bureau
- > Stephenson County

**Freeport City Hall**  
524 W. Stephenson St.  
Freeport, IL 61032  
Phone: 815-235-8200  
or 815-235-8203

### Community Development Department has provided links to:

Document Name	PDF of Document
Application for 2013 United States Environmental Protection Agency Brownfields Clean-Up Grant Applications for Album Street Corridor Sites (DRAFT)	<a href="#">view link</a>
Business Start-Up Brochure	<a href="#">view link</a>
Contractor Licensing 2012 Application	<a href="#">view link</a>
Comprehensive Plan for City of Freeport Illinois	<a href="#">view link</a>
Downtown Business Grant Program Guidelines and Application	<a href="#">view link</a>
Facade Improvement Program Guidelines and Application	<a href="#">view link</a>
Historic Preservation Commission Design Guidelines	<a href="#">view link</a>
Redevelopment - Rawleigh Redevelopment Plan	<a href="#">view link</a>
Redevelopment - West Avenue Project Plan	<a href="#">view link</a>
Stephenson County Illinois Multi-Hazard Mitigation Plan November 20, 2008	<a href="#">view link</a>

### NOTICE REGARDING TAX EXEMPT ORGANIZATIONS AND BUILDING PERMITS

Effective May 16, 2011, work performed for tax supported or tax exempt organizations is no longer exempt from the payment of a permit fee under the Building Code.

Prior to May 16, 2011 work performed for any tax supported or tax exempt organization was exempt from the payment of a permit fee as required in the Building Code.

#### Posted by:

**Shelly R. Griswold, Community Development Director**

### Overview of Department Responsibilities

Welcome to the City of Freeport Community Development Department. Our department has responsibilities in several areas, including:

- Building Code Administration and Enforcement
- Planning and Zoning
- Transportation Program Administration and Planning
- Neighborhood Redevelopment
- Health and Environment

**AGENDA**  
**CAPS (Community Activities Partnership Support) Meeting**  
**Freeport Library, Freeport**  
**2<sup>nd</sup> Floor Board Room in Library**  
**October 24, 2012**  
**5:30 pm**

**Synopsis of USEPA Grant Proposal Discussion**

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The CAPS meeting agenda included the following items:

Welcome Daniece Davis

- I. Successes of CAPS program**
  - a. Neighborhood cleanups - Ronnie Bush, CAPS, Third Ward Alderman
  - b. Block parties - Daniece Davis, CAPS
  - c. Neighborhood Watch - Evelyn Curry, CAPS, Stephenson County Health
  - d. Youth development Neighborhood park - Joy Sellers, CAPS
  - e. Property Maintenance - Joy Sellers, CAPS
- II. Public Comment on US EPA Brownfield Grant Proposals, including Cleanup Grants for the Album Street Sites A, B, and C – Shelly Griswold**
- III. Indian Heights homeownership for Album Street sites – Shelly Griswold**
- IV. Call to Action**
- V. Other**

A summary of the presentation and discussion on the USEPA Grants agenda items follows:

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Shelly Griswold, City of Freeport Community Development Director, summarized the several USEPA Brownfield Grant Proposals the City is preparing, including:

- \$200,000 USEPA Area-wide Brownfield Assessment Grant for Hazardous Substances  
200,000 USEPA Area-wide Brownfield Assessment Grant for Hazardous Substances  
Described that the purpose of this grant is to undertake environmental assessment and remedial planning activities at high priority brownfield sites. Priority sites in the Third Ward were identified through the Area-wide Phase I Environmental Site Assessments (ESA) undertaken in the Rawleigh Corridor and East Side. The prioritization of these sites was undertaken through the Rawleigh Corridor Master Plan and East Side Revitalization Strategy. More recently, the City undertook an area-wide Phase I ESA in the Galena Avenue Corridor through the Third Ward.

If this funding is awarded, the City will ask for input from the community and from CAPS specifically to finalize priority sites for assessment and to participate in the grant process to ensure funds are spent focused on community and Third Ward resident priorities.

- \$200,000 USEPA Brownfields Area-wide Planning Grant

Ms. Griswold described that the focus of this grant is continued planning and implementation strategy development in the riverfront area. The focus of this scope would help continue momentum from the HUD Sustainable Communities Grant, but with more of a focus on brownfield issues.

- Three (3) \$200,000 USEPA Site-Specific Brownfield Hazardous Substances Cleanup Grants for:

- Album Street Site A (\$200,000)
- Album Street Site B (\$200,000)
- Album Street Site C(\$200,000)

Ms. Griswold lastly summarized the three USEPA Cleanup Grant proposals. She provided substantial depth on these proposals, including:

- Site locations on the Album Street Corridor on the East Side
- History of activities including identification of these as the highest priority sites with RECs in the East Side Area-wide Phase I ESA, subsequent IEPA Phase II activity, and East Side Revitalization Strategy.
- Subsequent Phase II environmental assessment conducted with past USEPA Assessment grant funds and in-kind support from Illinois EPA.
- Remedial Action Plan developed and described in the Analysis of Brownfield Cleanup Alternatives for each of the three sites. She described each of the remedial alternatives for the sites in detail and the justification used for selecting the preferred alternative.
- City acquisition of the sites last year in anticipation of pursuing cleanup funds
- End reuse plan of using the sites as part of the Pecatonica Prairie Path connection through the East Side.
- Funding award details including hearing back on status of applications in Spring 2013 with funds available to begin cleanup activities Fall 2013, if awarded.

There was limited discussion by participants in the CAPS meeting on all of these grant proposals. Questions focused on clarification on what grant funding can be used for, clarification on the location of the Album Street sites, and brief discussion on plans for the trail through the East Side.



## ***City Council***

City Council Chambers ♦ 524 West Stephenson Street ♦ Freeport, IL 61032

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### **MINUTES REGULAR MEETING Monday, November 5, 2012**

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#### **CALL TO ORDER**

The regular meeting of the Freeport, Illinois, City Council was called to order by Mayor George Gaulrapp with a quorum being present at 6:00 p.m. on Monday, November 5, 2012, in Council Chambers.

#### **ROLL CALL**

Present on roll call were Mayor George Gaulrapp and council members Tom Klemm, Shawn Boldt, Ronnie Bush, Jennie DeVine, Dennis Endress, Scott Helms, Michael Koester, and Andrew Crutchfield (8). Corporation Counsel Sarah Griffin was present.

#### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Alderperson Klemm.

#### **APPROVAL OF AGENDA**

Alderperson Endress moved for approval of the agenda, seconded by Alderperson DeVine. Motion prevailed by voice vote without dissent.

#### **MINUTES**

Alderperson Koester moved for approval of the minutes of the meeting held on October 15, 2012, seconded by Alderperson DeVine. Motion prevailed by voice vote without dissent.

#### **PUBLIC COMMENTS – AGENDA ITEMS**

Mayor Gaulrapp noted there were people signed on the public comments sheet listing showing that item 6A will be addressed, but that is the consent agenda. Those members present noted that their comments will be in regard to Sensata workers severance package and that it will affect the City Treasury. Mayor Gaulrapp stated there was not a resolution on council agenda for support of the Sensata workers. Mayor Gaulrapp stated those public comments would be at the end of the meeting unless there was leave of the council to hear them in this portion. Council nodded to give leave to hear those public comments during this portion of the meeting. Mayor Gaulrapp stated per council rules there will be no more than six speakers to any issue.

Del Wasso, 818 S. Saxby, Freeport IL stated he is asking the city council to support a demand for Sensata Technology employees to receive the original severance package that they were receiving from Honeywell before it was changed because the severance package that they received caps at 26 weeks. He stated he wants the city council to tell Sensata Technology that this is not right and they need to do the right thing by these employees.

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Joanne Penniston 1378 Empire Court #6, Freeport IL IL spoke in support of the Sensata workers and stated that she is a single mother of two who will be losing her job.

Paul Holz, 1468 S. Burchard Ave, Freeport IL spoke in support of the Sensata workers and asked council to pass resolution.

Bobby Ballard, 1216 W. Harrison, Freeport, IL spoke as citizen of Freeport for 25 years with sixteen of those years as a Sensata worker and asked council to pass resolution to give the workers a full severance.

Kathy Hoyer, 215 Baird Street, Dakota, IL spoke in support of the Sensata workers because she would like to see her children grow up in Freeport instead of leaving to find jobs.

Amber Hoyer, 620 W. Avon Street, Freeport IL spoke in support of the Sensata workers because \$8 million estimated earnings needs to stay in this community.

Mayor Gaulrapp asked Mr. Wasso to come back to the podium. Mayor Gaulrapp asked Mr. Wasso what was the severance benefit package for Honeywell prior to Sensata purchasing the company and when that may have changed. Mr. Wasso stated that he had no knowledge because he was a Freeport resident and not employed as a Sensata worker.

Mayor Gaulrapp asked Corporation Counsel Griffin since this does not affect the work in process with the City itself if the council could pass this resolution without giving the 48 hour notice and make a motion and a second on this resolution this evening.

Corporation Counsel Griffin stated that you can make a motion and a second as long as at the next city council meeting you put it on the agenda and ratify the action that you have taken because you are not expending any funds or doing anything. Counsel Griffin stated that there is basically no effect to the action that you take tonight that it is symbolic gesture that can be followed up at the next meeting. Counsel Griffin stated that technically any action items need to be on the agenda 48 hours per State law but this is not an action of the City Council but is a matter of support.

Aldersperson Bush made a motion to support the resolution in support of a severance for Sensata workers, seconded by Aldersperson Endress.

Aldersperson Helms asked the purpose of getting the resolution passed this evening when there was a resolution already supporting the workers passed three months ago. Mayor Gaulrapp state it is support of the workers here this evening and there is not a binding contract with the City at all and it is just like the support we gave three months ago in the resolution and that is why he asked them to come forth this evening.

Aldersperson Boldt stated that he wants everyone to understand that this is purely a symbolic gesture and is a non-binding gesture and we can't force them to do it and the City Council has no leverage over them.

Council members discussed their support of the workers and whether it would be prudent to vote on a resolution without the facts. Mayor Gaulrapp stated the resolution this evening is a gesture of support.



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Alderperson Koester made a motion to layover this requested resolution in support of a severance for Sensata workers to November 13<sup>th</sup> special meeting, seconded by Alderperson Klemm. A roll call vote was taken:

Yeas: Klemm, Boldt, DeVine, and Koester (4)

Nays: Bush, Endress, Helms, and Crutchfield (4)

Motion to layover failed by a vote of 4-4.

Mayor Gaulrapp stated that the motion is still on the floor for discussion. Alderperson Bush asked the council members to put themselves in the place of the Sensata workers. Mayor Gaulrapp asked for a roll call vote to approve the motion on the floor.

Yeas: Boldt, Bush, DeVine, Endress, Helms and Crutchfield (6)

Nays: Klemm and Koester (2)

**PUBLIC HEARING FOR USEPA BROWNFIELDS CLEANUP GRANTS**

City Clerk to read the following; "The City of Freeport is applying for funding through the United States Environmental Protection Agency's Brownfields Cleanup Grant Program to perform environmental cleanup on the Album Street Corridor, Freeport, Illinois. A draft of the applications will be available for public viewing at City Hall and at the Freeport Public Library from October 24, 2012 through November 16, 2012 and at the City's website. Public comments on the City's applications may be directed to Community Development Director, City of Freeport, 524 West Stephenson Street, Suite 330, Freeport, Illinois, faxed to (815) 599-5819, or emailed to Community Development Director Griswold before November 16, 2012. There will be three opportunities for public comment on the applications: 1) On Wednesday, October 24, 2012, at 5:30 pm at the Freeport Public Library, as part of the CAPS Neighborhood meeting; 2) on Monday, November 5, 2012, at 6:00 pm, Freeport City Hall, at the beginning of the City Council meeting; and 3) on Tuesday, November 13, 2012, from 2:00 to 4:00 pm in the office of the Community Development Director, Freeport, City Hall during the Brownfields Grant Application Open House.

Mayor Gaulrapp opened the public hearing at 6:24 pm.

Community Development Director Griswold stated the City of Freeport is applying for three United States Environmental Protection Agency (USEPA) Brownfield Clean-Up Grants and therefore the sites that we refer to are the Album Street Corridor Sites and they are designate by A, B, and C. Director Griswold stated these are the sites that comprise a full City block on the eastside of Freeport located on Hancock Avenue between Jackson and Album. As the City Council will recall, the City received the properties through a donation to the City last summer, and the City of Freeport applied for funding to do the cleanup last year and we were awarded it so this is our second application process. Director Griswold provided history on the site. She stated this site has had a number of past operations that were on the property, including a kerosene vapor lamp manufacturing company and a plating company. Director Griswold stated that there is both soil and groundwater contamination at the site with a number of different metals and organic compounds that have been found in the soil and the groundwater.

Director Griswold stated that back in 2004-2005 the site was identified when the City did an area-wide environmental assessment of the eastside of Freeport and that is when these sites were identified. She stated there was additional testing with hazardous substances assessment grant and this site was the top

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priority site that was identified by neighbors on the eastside when a prioritization was conducted with about 30 eastside neighbors a few years ago which is why the City of Freeport assumed ownership of this property and we are now pursuing funding.

Director Griswold stated the City of Freeport is asking for a total of \$600,000 in funding which comes with a 20% match for a total of \$120,000 match which will be made up of \$60,000 in cash and another \$60,000 through in-kind services. Director Griswold stated this would be over a three year period. The soonest that project would begin would be October 2013, because that is when the new federal fiscal year begins. She stated most likely no amount would be spent until 2014 so there may be a small amount in 2013-2014 fiscal year and the remainder in the 2016-2017 fiscal year.

The city council was provided an opportunity to ask questions on the USEPA Brownfields Clean-Up Grant Application as well as taking any public comments. Mayor Gaulrapp asked Director Griswold about the meeting that was held at the Public Library on October 24, 2012. She stated there were twelve people in attendance.

Aldersperson Helms asked about the resolutions (2012-86, 87, 88, 89) on council floor this evening. Director Griswold stated the City of Freeport is applying for a total of six grants – three clean up grants for a total of \$600,000 with a twenty percent match and we are also applying for two assessment grants with no match and an area-wide planning grant which has no match as well. She stated half of the grants that we are applying for have no match and half of them do. Director Griswold explained the grant for petroleum, hazardous substances and the area-wide cleanup grants do not have a match but the Brownfield Clean-Up Grant application has a match. The public hearing tonight is for the clean-up grant.

Mayor Gaulrapp asked if there were any other comments or questions from the council and the public. Seeing no further comments, Mayor Gaulrapp closed the public hearing at 6:28 pm.

**PRESENTATION BY DOWNTOWN HISTORIC BUILDING REUSE/PRESERVATION STUDY  
GROUP REPORT ON RESEARCH AND EVALUATION OF OPTIONS RELATING TO  
VACANT CITY HALL LOCATED AT 230 WEST STEPHENSON STREET**

Provided in the council packet was the Downtown Historic Building Reuse/Preservation Study Group Interim Report November 2012.

Tom Ferguson presented the purpose of Study Group which was formed in May of 2012, and authorized by the Freeport City Council to research and evaluate the most viable solutions for the best and most appropriate plan for the future of the Freeport City Hall. The interim report consisted of three parts including Part I outlining some of the Study Group's initial conclusions about the City Hall situation, Part II, presented by Steve Gitz, will review of our progress since our last update and share the group's next steps, and Part III, presented by Gary Anderson, focuses on the *Preservation and Spatial Analysis* study he conducted.

Mr. Ferguson stated as we have gone through our discovery process to determine the best and most appropriate use for the Freeport City Hall, we have begun to draw some important conclusions that have helped us to think about this challenge in the most logical and appropriate context. He shared initial

## Attendance during Public Hearing

(All parties please sign below)

Topic: Public Hearing USEPA Brownfields Cleanup Grant

Monday, November 05, 2012

**If you wish to speak during a public hearing you must sign-in with Clerk prior to commencement of meeting on a separate sheet.**

NAME	ADDRESS	CITY AND STATE
Kathy Hoyer	215 Baird St	Dakota Il.
Amber Hoyer	215 Baird St	Dakota I.L
Wes Hoyer	215 Baird St	Dakota IL
Caroline Butjes	3369 S. Rock City Rd	Ridott, IL
Mary Shipp	317 E Pleasant	Freeport, IL
Del Wasso	818 S. Saxby	Freeport, IL
Tom GAWLAPP	1239 S. State Ave	Freeport, IL
Kathy Wilken	902 S. 16th Ave J	Freeport IL
Douglas C. Wilken	902 S. 16	Freeport IL
Andy Dvorak	1211 W. Stephenson St.	Freeport, IL
Steve Dvorak	1211 W. Stephenson St	Freeport, IL.
GEORGE R. BAKER	938 S. 16th Ave Freeport	IL
Conn Sorn	107 E. Perkins	Freeport, IL
Brian Moore	707 N. Greenfield Dr., Freeport	Freeport, IL
Paul Holz	1468 S. Birchka Rd, Ave	Freeport, IL.
Bonnie Starn	11294 N. Henderson, IL	Orangeville IL
Martha McKenzie-Jones	314 N. Johnston Ave Rockford, IL	Rockford IL.
Elmer Rice	3325 Prairie Rd	Rockford IL
Tyrique Rice	3325 Prairie Rd.	Rockford, IL

***(All parties please sign below)***

**Monday, November 05, 2012**

[illegible]

# Attendance during Public Hearing

(All parties please sign below)

Topic: Public Hearing USEPA Brownfields Cleanup Grant

Monday, November 05, 2012

If you wish to speak during a public hearing you must sign-in with Clerk prior to commencement of meeting on a separate sheet.

NAME	ADDRESS	CITY AND STATE
Lee G. Givens	City Hall	Freeport
Sue Larson	Oak Street	Freeport
Brian Boyer	1828 W Canyon Dr	Freeport IL
Samuel Newton	512 E WINNESHICK ST	FREEPORT IL 61032
TOM TELCH	8501 E JOHNSON	Freeport 61032
Bonnie Borman	917 S OAK AVE	Freeport IL 61032
Pat Barcas	2208 Country Club Drive	Waukegan, IL 60077
Joe Phillip	6036 Brookbank Rd.	Freeport, IL
Stephen Gitz		
Ed Klein	302 W Main	Lena
Linda L. Buss	1318 Elizabeth Circle	Freeport, IL
Sally Winters	521 S. Harvey Ave	Freeport, IL
PHIL COPUS	750 TOWNE DR. FREEPORT, IL	FREEPORT, IL 61032
MARK WINTER	1725 W. STEPHENSON ST., FREEPORT, IL	FREEPORT, IL 61032
Kathy Knodle	1612 W. Harrison Freeport	Freeport, IL
Dee Bentley	244 W. Dexter Freeport	Freeport, IL 61032
Brenda Myers	7 E. Stephenson	Freeport, IL
Deb Elzinga	1147 W. Lincoln	Freeport, IL

City of Freeport  
Brownfields Cleanup Grant Application Open House  
Tuesday, November 13, 2012  
2:00 – 4:00 pm local time

**SIGN IN SHEET AND COMMENTS**

NAME	ADDRESS	COMMENTS
		No attendees. Jy 4-13-2012

## **ATTACHMENT 5: DRAFT ABCA**

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# **ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES**

**Album Street Corridor Site A  
Block 8, Lots 6 and 7**

Prepared For:

**City of Freeport**

Prepared by:

**Fehr-Graham & Associates, LLC  
1920 Daimler Road  
Rockford, Illinois 61112**

November 11, 2012



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## **1.0 INTRODUCTION**

The Album Street Corridor Site A (Lots 6 and 7 of Block 8) is located at the corner of South Hancock Avenue and East Album Street in Freeport, Illinois. More specifically, it is located in a part of the Third Ward of the City of Freeport, Illinois, locally known as the East Side. The site, developed in 1938, is located in a FEMA regulatory floodway along the Pecatonica River.

## **2.0 SITE BACKGROUND**

The site was originally identified as part of a 2004 area wide Phase I Environmental Site Assessment that identified 39 sites in the East Side neighborhood in the Third Ward of the City of Freeport. This site was given high priority for assessment work based on citizen input. As a result, the Illinois Environmental Protection (IEPA) Office of Site Evaluation was requested to conduct soil and groundwater sampling along the City right-of-way in 2006 at a time when the City no longer had any assessment grant funding available. In 2007, the City was awarded additional assessment grant funds. Additional investigative activities were conducted and the site was subsequently enrolled into the Illinois Environmental Protection Agency (IEPA) Site Remediation Program.

The site is located along a corridor that will be used for construction of a recreational path known as the Pecatonica Prairie Trail. Two (2) other Brownfields sites have already been developed for the path: Tutty's Crossing and CMC Heartland. Tutty's Crossing is the former Burgess Battery site that was cleaned up and then developed as a trailhead. During summer 2010, a bridge was constructed across the Pecatonica River that connected Tutty's Crossing to the CMC property. The CMC property is an 18-acre former rail yard that has also been assessed and cleaned up. During summer 2011, the trail was constructed from the bridge across the CMC property. Now the next step is to connect the trail from the CMC property to the edge of the city limits along the corridor that includes this site. The goal of the City of Freeport is to cleanup the site for a recreational end use as part of the Pecatonica Prairie Trail, which is part of a state-wide trail known as the Grand Illinois Trail. The Pecatonica Prairie Trail will leave Freeport and run east along a former railroad grade to downtown Rockford, Illinois.

### **3.0 CONTAMINANTS AND EXPOSURE ROUTES**

Contaminants of concern in the soil include Tetrachloroethene, Trichloroethene, cis-1,2-Dichloroethene, trans-1,2-Dichloroethene, 1,2,2-Trichloroethane, Antimony, Arsenic, Copper, Cyanide, and Mercury. The predominant VOC contaminant is Trichloroethene, with levels ranging from 0.0764 to 402 parts per million (ppm). The exposure routes for contaminants is the Soil Inhalation Exposure Route and the Soil Component to Groundwater Ingestion Exposure Route. The site is located within one (1) block of the Pecatonica River, and impact to the river causing exposures above state standards is a serious concern.

Trichloroethene and cis-1,2-Dichloroethene are present in the groundwater at levels above state standards for groundwater ingestion. Again, the close proximity of the site to the Pecatonica River is of concern.

Treatment of the contaminants in the site soils is a high priority as the absorbed contamination in the soil will act as an on-going source for impact to the groundwater. Groundwater impacts can then migrate to the Pecatonica River.

### **4.0 CLEANUP ALTERNATIVES**

There are four (4) cleanup alternatives that could be used at this site to address the site's soil and groundwater contamination. The alternatives are:

#### **4.1 Alternative 1 – No Action**

The City does not address the contamination in any way at the site.

1. Effectiveness – this alternative does not address the contamination in any fashion and, therefore, is not effective.
2. Implementability – this alternative takes no effort on the part of the City, but given the planned end use and the close proximity to the Pecatonica River, this is not acceptable.
3. Cost – there is no cost for inaction.

## 4.2 Alternative 2 – Soil Excavation and Monitored Natural Attenuation

Alternative 2 is to excavate, transport and dispose of the impacted soil to address Soil Ingestion, Soil Inhalation Exposure Routes as well as the Soil Component to Groundwater Ingestion Exposure Route. The site is clay rich so impacted soil removal will also remove impacted groundwater at the source area. Once the source has been removed, then the remaining groundwater may naturally attenuate. This alternative would require the demolition of the buildings on-site to allow for the excavation work.

1. Effectiveness – This alternative can be very effective because the soil contamination is physically removed from the site and disposed at a permitted landfill. Removing the clay rich soils also means that dissolved contamination in the groundwater would also be removed. The remaining VOC residual would be low, and should attenuate naturally. The highest levels of metals should be removed and the remaining level should not present an issue. The attenuation would have to be monitored to establish that remediation objectives have been met. The time needed for natural attenuation monitoring could exceed the performance period of a cleanup grant.
2. Implementability – This alternative is straightforward in concept and can be accomplished with conventional equipment. Buildings will have to be demolished before the soil can be removed. Monitoring groundwater over time to gauge natural attenuation is also straightforward, but can take years, which may not be feasible within the timeline of a cleanup grant.
3. Cost – The cost to excavate the impacted soil and allow the groundwater to naturally attenuate is detailed below.

Capital Costs	\$178,400.00
Professional/Technical Services	\$22,000.00
Sampling/Monitoring	\$22,900.00
TOTAL	\$223,300.00

#### **4.3 Alternative 3 – Soil Source Removal and Chemical Oxidation**

1. Effectiveness – Removal of the soil source area will remove the most contaminant mass without removing all of the soil. This will help with the groundwater treatment and address soil exposure routes. Groundwater treatment by chemical oxidation is a well-known remediation method for Volatile Organic Compound (VOC) contamination. The soil source area excavation will have an oxidant added prior to backfilling. The negative to this alternative is the possible mobilization of metals contamination in groundwater if not fully removed during the soil excavation
2. Implementability – Soil excavation is straightforward. Because of the level of metals present, on-site soil stabilization with Portland cement will be needed to meet Toxicity Characteristic Leaching Procedure (TCLP) disposal requirements. Placement of the chemical oxidant will be done as part of the soil removal and would be mixed into the excavation prior to backfilling with typical excavation equipment.
3. Cost – The cost to excavate the impacted soil source, construct an engineered barrier and treat groundwater is detailed below.

Capital Costs	\$192,100.00
Professional/Technical Services	\$6,400.00
Sampling/Monitoring	\$22,900.00
TOTAL	\$221,400.00

#### **4.4 Alternative 4 – Soil Source Removal and Enhanced Reductive Dechlorination**

1. Effectiveness – Removal of the soil source area will remove the most contaminant mass without removing all of the soil. This will help with the groundwater treatment and address soil exposure routes. Metals on site may require soil stabilization for disposal of the impacted soil. Groundwater treatment by chemical reduction is a well-known method to address Volatile Organic Compound (VOC) contamination in groundwater. The soil source area excavation will have an electron donor added prior to backfilling. The positive to this alternative is the

reducing conditions created would not mobilize metals contamination in groundwater if not fully removed during the soil excavation.

2. Implementability – Soil excavation is straightforward. Because of the presence of metals on-site soil stabilization with Portland cement may be needed to meet Toxicity Characteristic Leaching Procedure (TCLP) disposal requirements. Placement of the electron donor will be done as part of the soil removal and would be mixed into the excavation prior to backfilling with typical excavation equipment. Direct push injected electron donor could be completed subsequently. Either cheese whey by-product from local cheese plants or commercially available product will be used.
3. Cost – The cost to excavate the impacted soil source and groundwater treatment is detailed below.

Capital Costs	\$178,800.00
Professional/Technical Services	\$24,700.00
Sampling/Monitoring	\$22,900.00
TOTAL	\$221,400.00

## **5.0 RECOMMENDATION**

Based on the analysis presented in the previous sections, the fourth alternative is the most favorable. This alternative allows for a combination of conventional soil excavation and the in place treatment possibly using cheese whey, a waste by-product produced by local cheese plants to conduct enhanced reductive dechlorination. The soil and groundwater contamination is addressed with no long-term monitoring requirements, and the risk of mobilizing metals contamination that Alternative 3 could cause is lowered.

## **6.0 DECISION DOCUMENT**

A decision document will be issued at the close of the 30-day public comment period with additional details on the selected alternative.

**ATTACHMENT 6: SPECIAL CONSIDERATIONS CHECKLIST**

Please identify (with an *x*) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. Describe how each consideration applies to your proposal and/or attach documentation.

- ☐ Community population is 10,000 or less
- ☐ Federally recognized Indian tribe
- ☐ United States territory
- ☐ Applicant assisting a Tribe or territory
- ☐ Targeted brownfield sites are impacted by mine-scarred land
- ☐ Targeted brownfield sites are contaminated with controlled substances
- ☒ Community is impacted by recent natural disaster(s) (2005 or later). To be considered, applicant must identify here the timeframe and type of natural disaster.

Disaster	Incident Period	Date of Declaration	Local Financial Impact
Illinois Drought Declaration (S-3311)	7-24-2012 and continuing	8-1-2012	\$42,468,000.00
Illinois Severe Winter Storm and Snowstorm (DR-1960)	1-31-2011 to 2-3-2011	3-17-2011	\$165,059.23 <sup>1</sup>
Illinois Severe Storms and Flooding (DR-1935)	7-19-2010 to 8-7-2010	8-19-2010	\$247,833.74
Illinois Snow (EM-3283)	2-5-2008 to 2-6-2008	3-13-2008	\$148,858.32
Illinois Severe Storms and Flooding (DR-1722)	8-7-2007 to 8-8-2007	8-30-2007	\$471,381.68
Illinois Snow (EM-3269)	11-30-2006 to 12-1-2006	12-29-2006	\$156,969.19
<b>Total Impact</b>			<b>\$43,658,102.16</b>

- ☐ Project is primarily focusing on Phase II assessments
- ☒ Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.

SOURCE	USE	AMOUNT
City of Freeport	Planning and implementation activities; recreational trail development	\$529,877.00
Local partners	Community outreach and engagement, coordination activities, planning, investor and developer recruitment, etc.	\$432,946.00
Federal Partners	Planning and implementation activities	\$375,419.00
State Partners	Recreational trail development	\$1,399,505.00
<b>TOTAL</b>		<b>\$2,737,747.00</b>

<sup>1</sup> Data for DR-1960, DR-1935, EM-3283, DR-1722, and EM-3269 from FEMA, available at <http://www.fema.gov/disasters>

In addition to these firm leverage commitments, the following additional leverage amounts apply to grants recently applied for and not yet funded:

SOURCE	USE	AMOUNT
City of Freeport	Grant match for USEPA Brownfields grants and IDOT Capital grants	\$589,416.00
Federal Partners	Brownfields grants (assessment, cleanup and area wide planning) and Illinois DOT Capital grants (multi-modal station)	\$4,100,000.00
<b>TOTAL</b>		<b>\$4,689,416.00</b>

- ☒ Community experiencing plant closures (or other significant economic disruptions) (2007 or later), including communities experiencing auto plant closures due to bankruptcy or economic disruptions. To be considered, applicant must identify here the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption.

- In June 2009, Honeywell, Inc., (automatic environmental control manufacturing for residential, commercial and appliance use) laid off 148 workers due to the transfer of three product lines to other locations outside Stephenson County.
- In November 2012, Sensata Technologies, Inc., (other motor vehicle electrical & electronic equipment manufacturing) closed its plant in Freeport, laying off 144 workers. The jobs were moved overseas.

- ☒ Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA PSC grant.

The City of Freeport is the recipient of a 2011 HUD Sustainable Communities Challenge Planning Grant for planning and implementation activities in the downtown riverfront area. A copy of the fully executed Assistance Award/Amendment (Form HUD-1044) is attached to this checklist.

- ☐ Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant

- ☒ Community is implementing green remediation plans.

The City has recently acquired sites on the Album Street Corridor and is planning for cleanup activities beginning in late 2013. We are proposing in-place treatment options for soil and groundwater remediation, which will avoid trucking and landfill use. One in-place treatment method involves the use of cheese whey, a waste by-product generated locally at a number of cheese plants.



**United States Department of Agriculture  
Agricultural Marketing Service  
AGREEMENT FACE SHEET**


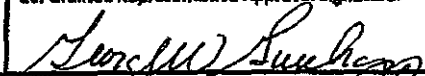
<b>1. Accounting Code:</b> 12122500DB80TMD340022ZZZZ	<b>2. Vendor I.D. (EIN):</b> 366005886	<b>3. DUNS Number:</b> 095297198
<b>4. Agreement Number:</b> 12-25-G-1568	<b>5. Type of Instrument:</b> Grant	<b>6. CFDA Number:</b> 10.168
<b>7. Title of Agreement:</b> Food Enterprise Center Start-Up Food Desert Project		
<b>8. Objective:</b> To create and establish the Food Enterprise Center, a shared-use community kitchen, food business incubator, and public market serving a low-income area in Freeport.		
<b>9. Statement of Work:</b> This agreement shall be carried out by the organizational units or officials of the Federal Agency and the Grantee in the manner and subject to the conditions provided in the Farmers' Market Promotion Program (FMPP) Grant Program General Terms and Conditions attached hereto and made a part of this agreement.		
<b>10. Legal Authority:</b> The Agricultural Act of 1946 (7 U.S.C. 1621-1627), the Farmer-to-Consumer Direct Marketing Act of 1976 (7 U.S.C. 3001-3006) and the recent amendment to the 1976 Act, the Farmers' Market Promotion Program (7 U.S.C. 3005).		
<b>11. Federal Agency (Name and Address):</b> Farmers' Market Promotion Program Agricultural Marketing Service United States Department of Agriculture Washington, DC 20250	<b>12. Grantee:</b> City of Freeport, IL 524 West Stephenson Street Freeport, IL 61032-4359	
<b>13. Federal Agency Project Manager:</b> Carmen H. Humphrey, FMPP Program Manager Telephone: (202) 720-8317 Email: Carmen.Humphrey@ams.usda.gov	<b>14. Grantee Project Coordinator:</b> Shelly Griswold Telephone: 815-235-8202 Email: sgriswold@cityoffreeport.org	
<b>15. Period of Performance:</b> 10/1/2012 through 4/1/2014	<b>16. Federal Agency Funding Amount:</b> \$80,504	<b>Non-Federal Matching Amount:</b> \$0

**PROVISIONS**

This Grant Award incorporates the following:

- The referenced grantee 2012 FMPP Project Proposal Narrative and Supplemental Budget, including any AMS budget revisions – incorporated by reference.
- The grantee will complete activities outlined in the FMPP Project Proposal, Supplemental Budget Narratives and Approved Award Budget.
- The Grantee agrees to comply with and require Sub-Grantees to comply with the requirements in the Farmers' Market Promotion Program (FMPP) Grant Program General Terms and Conditions, dated October 2012 – incorporated by reference.
- 7 CFR Part 3015, 7 CFR Part 3016, 7 CFR Part 3019, and FAR 31.2 – incorporated by reference.
- The 2012 FMPP Guidelines, including all requirements and post-award grant management – incorporated by reference.
- The obligation of funds may be terminated without further cause unless the recipient commences the timely drawdown of funds; initial drawdown must be made within the first eight (8) months of the project.
- AMS will not award two consecutive grants to any organization or entity. Any entity that has received a grant award may apply for future grants after completion of the current grant period, AMS has received and accepted all required documentation and reports for the current grant, and the awardee has received the AMS FMPP close-out letter.
- Awards made under this announcement are subject to the provisions contained in the Agriculture, Rural Development, Food and Drug Administration, and Related Agencies Appropriations Act, 2012, P.L. No. 112-55, Division A, Sections 738 and 739 regarding corporate felony convictions and corporate federal tax delinquencies.

IL-275

<b>FOR THE UNITED STATES DEPARTMENT OF AGRICULTURE</b>			
This agreement, subject to the provisions above, shall constitute an obligation of funds on behalf of the Government, unless amended or terminated by mutual consent of the parties in writing, or terminated by either party upon 60 days notice in writing.			
<b>17. Federal Agency Representative Approval:</b>  Arthur L. Neal, Jr. Deputy Administrator Transportation and Marketing Programs	<b>18. Grantee Representative Approval (Please Print):</b> Name: <i>George W. Gawkrapp</i>  Title: <i>Mayor</i>		
<b>19. Federal Agency Representative Approval Signature:</b> 	<b>Date:</b> 09/24/2012	<b>20. Grantee Representative Approval Signature:</b> 	<b>Date:</b> 09/24/2012

U.S. Department of Agriculture

**REPRESENTATION REGARDING FELONY CONVICTION OR TAX DELINQUENT  
STATUS FOR CORPORATE APPLICANTS**

Awards made under this announcement are subject to the provisions contained in the Agriculture, Rural Development, Food and Drug Administration, and Related Agencies Appropriations Act, 2012, P.L. No. 112~55, Division A, Sections 738 and 739 regarding corporate felony convictions and corporate federal tax delinquencies. To comply with these provisions, all applicants must complete the paragraph (1) of this representation, and all corporate applicants also must complete paragraphs (2) and (3) of this representation.

- (1) Applicant, **City of Freeport, IL**, is \_\_\_\_ is not \_\_\_\_ (check one) an entity that has filed articles of incorporation in one of the fifty states, the District of Columbia, or the various territories of the United States including American Samoa, Federated States of Micronesia, Guam, Midway Islands, Northern Mariana Islands, Puerto Rico, Republic of Palau, Republic of the Marshall Islands, U.S. Virgin Islands. (Note that this includes both for-profit and non-profit organizations.)

If Applicant checked "is" above, Applicant must complete paragraphs (2) and (3) of the representation. If Applicant checked "is not" above, Applicant may leave the remainder of the representation blank.

- (2) Applicant, **City of Freeport, IL**, has \_\_\_\_ has not \_\_\_\_ (check one) been convicted of a felony criminal violation under Federal or State law in the 24 months preceding the date of application. Applicant has \_\_\_\_ has not \_\_\_\_ (check one) had any officer or agent of Applicant convicted of a felony criminal violation for actions taken on behalf of Applicant under Federal or State law in the 24 months preceding the date of signature.
- (3) Applicant, **City of Freeport, IL**, has \_\_\_\_ does not have \_\_\_\_ (check one) any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability.

City of Freeport, IL  
Grantee Name

12-25-G-1568  
Grant Number

Mayor George W. Crawlapp  
Grantee Representative Approval (Please Print)

IL-275

Leah W. Sanchez  
Signature

09/24/2012  
Date

## Assistance Award/Amendment

U.S. Department of Housing and  
Urban Development  
Office of Administration

1. Assistance Instrument <input checked="" type="checkbox"/> Cooperative Agreement <input type="checkbox"/> Grant		2. Type of Action <input type="checkbox"/> Award <input checked="" type="checkbox"/> Amendment	
3. Instrument Number CCPIL0051-11	4. Amendment Number 1	5. Effective Date of this Action February 1, 2012	6. Control Number
7. Name and Address of Recipient City of Freeport, Illinois 230 West Stephenson Street Freeport, IL: Illinois 61032-4359  Phone: 815-235-8202 Fax: 815-599-5819		8. HUD Administering Office HUD, Office of Sustainable Housing and Communities 451 Seventh Street, S.W., Room 10180 Washington, DC 20410	
10. Recipient Project Manager Shelly Griswold, Community Development Director		8a. Name of Administrator J. Malcom Smith	8b. Telephone Number 202-402-6472
11. Assistance Arrangement <input checked="" type="checkbox"/> Cost Reimbursement <input type="checkbox"/> Cost Sharing <input type="checkbox"/> Fixed Price		9. HUD Government Technical Representative Stephen A. Cerny, Stephen.A.Cerny@hud.gov	
12. Payment Method <input type="checkbox"/> Treasury Check Reimbursement <input type="checkbox"/> Advance Check <input checked="" type="checkbox"/> Automated Clearinghouse		13. HUD Payment Office CFO Accounting Center Administrative Accounting Division, 6AFF, P.O. Box 901013, Fort Worth, TX 76101	
14. Assistance Amount		15. HUD Accounting and Appropriation Data	
Previous HUD Amount \$0.00		15a. Appropriation Number 861/30162	15b. Reservation number
HUD Amount this action \$295,419.00		Amount Previously Obligated \$0.00	
Total HUD Amount \$295,419.00		Obligation by this action \$295,419.00	
Recipient Amount \$180,000.00		Total Obligation \$295,419.00	
Total Instrument Amount \$475,419.00			

## 16. Description

Employer Identification Number: 36-6005886

Program Code: CCP

This instrument (the HUD-1044, HUD-1044 Continuation Sheet) sets forth a legally binding agreement between the parties as to all amounts, deliverables, tasks, period of performance, terms and conditions, here within, whether implicitly stated or referenced. The Recipient certifies that all administrative and financial provisions of this instrument are in and will continue to be in compliance for the duration of the period of performance. All covenants, referenced or stated, are agreed to by the recipient upon signing this instrument.

This grant instrument consists of the following, some of which are incorporated by reference:

1. HUD-1044 and HUD-1044 Continuation Sheet(s)
2. Grant Agreement Terms and Conditions
3. HUD 424-CBW, Total Budget Summary
4. Grant Deliverables (See HUD 1044 Continuation Sheet)
5. Work Plan/Logic Model (Tasks within Work Plan are considered deliverables)
6. OMB Circulars A-87, A-133 and A-102, which is incorporated in 24 CFR Part 85
7. Office of Sustainable Housing and Communities (OSHC) Program Policy Guidance.
8. Notice of Funding Availability (FR-5500-N-33)

Period of Performance is 36 months from February 1, 2012 to January 31, 2015.

17. <input checked="" type="checkbox"/> Recipient is required to sign and return three (3) copies of this document to the HUD Administering Office		18. <input type="checkbox"/> Recipient is not required to sign this document.	
19. Recipient (By Name) George Gauhapp		20. HUD (By Name) J. Malcom Smith	
Signature & Title Mayor	Date (mm/dd/yyyy) 2/1/2012	Signature & Title Grant Officer	Date (mm/dd/yyyy) 02/01/2012

*cc: LeBaron*



# Illinois Department of Transportation

Division of Highways / Region 2 / District 2  
819 Depot Avenue / Dixon, Illinois / 61021-3500  
Telephone 815/284-2271

MFT  
Freeport  
Stephenson County  
Section 00-00133-02-BT  
Jane Addams Trail

February 18, 2009

Ms. Martha "Meg" E. Zuravel  
City Clerk  
230 W. Stephenson Street  
Freeport, Illinois 61032

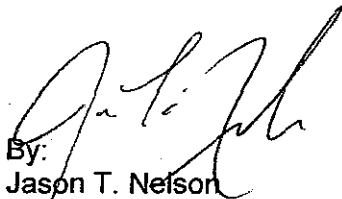
Dear Ms. Zuravel:

The Resolution for Section 00-00133-02-BT adopted by the City Council on February 4, 2009 providing for construction of the Jane Addams Trail Section "B" from the Burgers site to its intersection with IL Route 26 north of Freeport and appropriating \$350,000.00 of Motor Fuel Tax Funds was approved today.

If you have any questions, please call Dennis Schultz at (815) 284-5383.

Sincerely,

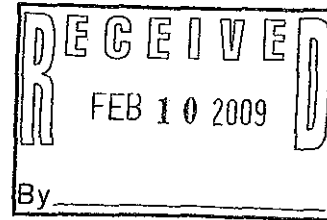
George F. Ryan, P.E.  
Deputy Director of Highways,  
Region Two Engineer

  
By: Jason T. Nelson

District Local Roads Engineer

c: LR&S  
Craig LeBaron, City of Freeport

STATE OF ILLINOIS                    )  
COUNTY OF STEPHENSON        )     SS.  
CITY OF FREEPORT                )

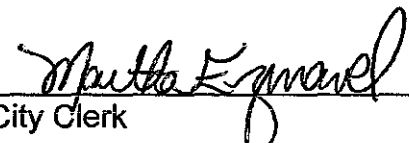


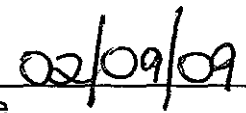
**CERTIFICATION OF RESOLUTION**

I, Martha E. Zuravel, do certify that I am the duly qualified and acting City Clerk of the City of Freeport, Stephenson County, Illinois, and as such official I am the keeper of all city records, ordinances, and resolutions, and the originals of the attached document on file in my office.

I do further certify that the attached resolution constitutes a full, true and correct copy from the proceedings of the regular meeting of the Corporate Authorities held on February 2, 2009, insofar as same relates to the adoption of an resolution numbered and entitled:

**RESOLUTION #R- 2009-08  
RESOLUTION FOR THE AGREEMENT BETWEEN CITY OF FREEPORT AND  
ILLINOIS DEPARTMENT OF TRANSPORTATION FOR CONSTRUCTION OF  
THE JANE ADDAMS TRAIL SECTION "B" (M.F.T. SEC. 00-00133-02-BT)**

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Date

Seal

**APPROVED**  
**FEB 18 2009**  
  
\_\_\_\_\_  
Regional Engineer

**RESOLUTION FOR THE AGREEMENT BETWEEN  
CITY OF FREEPORT AND ILLINOIS DEPARTMENT  
OF TRANSPORTATION FOR CONSTRUCTION  
OF THE JANE ADDAMS TRAIL SECTION "B"  
(M.F.T. SEC. 00-00133-02-BT)**

**COPY**

**RESOLUTION NO. R-2009-08**

LAI D OVER TO 02/02/09  
COUNCIL: 02/02/09

**WHEREAS**, the City of Freeport is entering into and agreement with the State of Illinois for Construction of the Jane Addams Trail Section "B" from The Burgess site to it's intersection with Illinois Route 26 North of Freeport as Section 00-00133-02-BT; and

**WHEREAS**, this agreement has a cost sharing formula of 80% Federal and 20% Local Funds; and

**WHEREAS**, the State is the lead agency responsible for full payment of all bills due on this agreement, and

**WHEREAS**, the City has signed an intergovernmental agreement with Stephenson County, Freeport Park District and the Village of Orangeville as members of the Jane Addams Trail Commission, stating that the above named partners will share in the cost associated with this agreement, and

**WHEREAS**, the City will pay the Engineers fees, and submit proof of payment to IDOT and all parties, and

**WHEREAS**, IDOT will bill the City at the 20% level from time to time as the job progresses.

**NOW, THEREFORE**, be it resolved by the City Council of the City of Freeport, Illinois that there is hereby appropriated the sum of THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000.00), or so much thereof as may be necessary, from any money now or hereafter allotted to the City under the provisions of the Motor Fuel Tax Law, to pay its share of the cost of this portion of the improvement as provided in the agreement.

**BE IT FURTHER RESOLVED** that the City Clerk is hereby directed to transmit a certified copy of this Resolution to the State of Illinois Department of Transportation, Division of Highways, District Engineer.

RESOLVED BY THE CITY COUNCIL OF THE CITY OF FREEPORT, ILLINOIS  
THIS 2nd DAY OF February, 2009.

Martha E. Zuravel  
Martha Zuravel, City Clerk

APPROVED this 2nd day of February, 2009.

George W. Gaulrapp  
George W. Gaulrapp, Mayor

ADDENDUM NO. 1

ROUTE 26 CROSSING

VAN BUREN AVENUE  
RAILROAD CROSSING

MONTEREY STREET  
RAILROAD CROSSING

EXHIBIT 1

EGLPT/00/40338Vanburen/40338-Exhibit1

02/10/05



**FEHR-GRAHAM & ASSOCIATES, LLC**  
ENGINEERING AND SCIENCE CONSULTANTS

© 2005 FEHR-GRAHAM & ASSOCIATES

221 E. MAIN ST. SUITE 200  
FREEPORT, IL 61032  
815/235-7643

1920 DAHLER RD.  
ROCKFORD, IL 61112  
815/394-4700

515 LINCOLN HIGHWAY  
ROCHELLE, IL 61068  
815/562-9087

1107 18th AVENUE  
MONROE, WI 53568  
608/329-6400



## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/01/2012

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Freeport, Illinois

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

36-6005886

\* c. Organizational DUNS:

0952971980000

### d. Address:

\* Street1:

524 West Stephenson Street

Street2:

Suite 330

\* City:

Freeport

County/Parish:

Stephenson

\* State:

IL: Illinois

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

61032-5079

### e. Organizational Unit:

Department Name:

Community Development

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mrs.

\* First Name:

Shelly

Middle Name:

Rae

\* Last Name:

Griswold

Suffix:

Title:

Community Development Director

Organizational Affiliation:

\* Telephone Number:

815-235-8202

Fax Number:

815-599-5819

\* Email:

sgriswold@cityoffreeport.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-12-09

\* Title:

FY13 Guidelines for Brownfields Cleanup Grants

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Brownfields Cleanup Grant - Album Street Corridor Site A

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="40,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="240,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed:

# BUDGET INFORMATION - Non-Construction Programs

OMB Number: 4040-0006  
Expiration Date: 06/30/2014

## SECTION A - BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. Brownfields Cleanup	66.818	\$	\$	\$ 200,000.00	\$ 40,000.00	\$ 240,000.00
2.						
3.						
4.						
5. Totals		\$	\$	\$ 200,000.00	\$ 40,000.00	\$ 240,000.00

## SECTION B - BUDGET CATEGORIES

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)
	(1)	(2)	(3)	(4)	
	Brownfields Cleanup				
<b>a. Personnel</b>	\$ 1,120.00	\$	\$	\$	\$ 1,120.00
<b>b. Fringe Benefits</b>	352.00				352.00
<b>c. Travel</b>	2,914.00				2,914.00
<b>d. Equipment</b>	0.00				
<b>e. Supplies</b>	0.00				
<b>f. Contractual</b>	228,614.00				228,614.00
<b>g. Construction</b>	0.00				
<b>h. Other</b>	7,000.00				7,000.00
<b>i. Total Direct Charges (sum of 6a-6h)</b>	240,000.00				\$ 240,000.00
<b>j. Indirect Charges</b>	0.00				\$
<b>k. TOTALS (sum of 6i and 6j)</b>	\$ 240,000.00	\$	\$	\$	\$ 240,000.00
<b>7. Program Income</b>	\$ 0.00	\$	\$	\$	\$

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Standard Form 424A (Rev. 7- 97)  
Prescribed by OMB (Circular A -102) Page 1A

SECTION C - NON-FEDERAL RESOURCES					
(a) Grant Program		(b) Applicant	(c) State	(d) Other Sources	(e)TOTALS
8.	Brownfields Cleanup	\$ 40,000.00	\$ 0.00	\$ 0.00	\$ 40,000.00
9.					
10.					
11.					
12. TOTAL (sum of lines 8-11)		\$ 40,000.00	\$	\$	\$ 40,000.00

SECTION D - FORECASTED CASH NEEDS					
	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal	\$ 80,000.00	\$	\$ 40,000.00	\$ 30,000.00	\$ 10,000.00
14. Non-Federal	\$ 10,000.00	0.00	5,000.00	5,000.00	0.00
15. TOTAL (sum of lines 13 and 14)	\$ 90,000.00	0.00	45,000.00	35,000.00	10,000.00

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT					
(a) Grant Program		FUTURE FUNDING PERIODS (YEARS)			
		(b)First	(c) Second	(d) Third	(e) Fourth
16.	Brownfields Cleanup	\$ 80,000.00	\$ 70,000.00	\$ 50,000.00	\$ 0.00
17.					
18.					
19.					
20. TOTAL (sum of lines 16 - 19)		\$ 80,000.00	\$ 70,000.00	\$ 50,000.00	\$

SECTION F - OTHER BUDGET INFORMATION	
21. Direct Charges:	22. Indirect Charges:
23. Remarks:	